

# REPLAT LOT 1 DOGWOOD FOREST SECTION 27, T 44N, R 12 W COLE COUNTY, MO.

Randal G. Dent & Tamara L. Dent  
Leslie R. Dickey & Donna Dickey  
Book 352, Page 389

### SURVEY DESCRIPTION

A tract of land situated in and being a part of the Southeast Quarter and the Southwest Quarter of Section 27, Township 44 North, Range 12 West, said tract being previously described by deed recorded at Book 407, Page 765 of the Records of Cole County, Missouri; said tract being more particularly described as follows:

All of Lot 1 of Dogwood Forest, a subdivision recorded by Plat Book 12 at Page 192 at the Records of Cole County, Mo.

### OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that Jerry J. Green and Melody M. Green, d/b/a Green Land Co., are the sole owners of the described tract of land and that they have caused said tract of land to be surveyed and caused a subdivision to be prepared thereof in the manner shown on the attached plat, and that said tract of land is to be hereafter known as Replat of Lot 1 Dogwood Forest.

A declaration of protective covenants has been executed by said Jerry J. Green and Melody M. Green, and said declaration is recorded in Book 433 at Page 53, Amended in Book 426 at Page 933, and in Book 474 at Page 813, of the Records of Cole County, Missouri.

The easements and right-of-ways shown by the attached plat are dedicated to the County of Cole, Missouri, and to public use forever. All taxes due and payable against said property are paid in full.

IN WITNESS WHEREOF, I have hereunto set my hand this 5<sup>th</sup> day of JAN, 2008.

*Jerry J. Green*  
Jerry J. Green, Owner

*Melody M. Green*  
Melody M. Green, Owner

### NOTARY

STATE OF MISSOURI )  
                                  )SS  
COUNTY OF COLE )

ON THIS 5<sup>th</sup> day of January, 2008, before me did appear Jerry J. Green and Melody M. Green, to me personally known, who being by me duly sworn, did say that the above instrument was signed as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Cole County, Missouri, the day and year last above written.

Notary Public Lois L. White  
My Commission Expires April 2, 2007.

LOIS L. WHITE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Cole  
My Commission Expires April 2, 2007

### COUNTY APPROVAL

We, the undersigned, of the Cole County Planning Commission, do hereby certify that this plat was approved by the Cole County Planning Commission, this 9<sup>th</sup> day of December, 2008.

*Duane Amos*  
Duane Amos, Chairman

*Chris Yarnell*  
Chris Yarnell, P.E., Director of Planning

### CONSENT OF MORTGAGEE

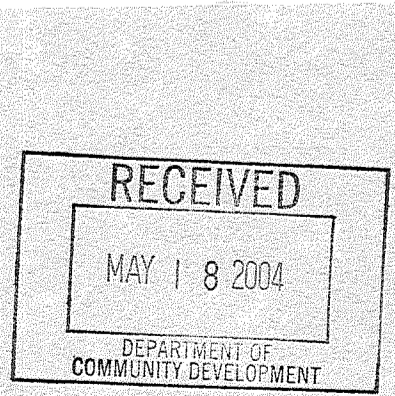
Exchange Bank, holder of legal owner of notes secured by deed of trust recorded on \_\_\_\_\_ in Book \_\_\_\_\_, Page \_\_\_\_\_ of the Cole County Records, hereby joins in and approves in every detail of Dogwood Forest.

IN WITNESS WHEREOF, we have hereunto set our hand this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

### SURVEYOR'S CERTIFICATION

This is to certify that I, Gerard J. Harms, Sr., Registered Land Surveyor in the State of Missouri, made a survey and subdivision of the above described tract of land at the request of Jerry J. Green and Melody M. Green, the Owners, that the attached plat represents the survey in the field as completed in November, 2003; and that said survey was executed in accordance with the Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, appearing at 4CSR 30-16 and 10 CSR 30-2., adopted December 30, 1994, and this survey meets the requirements of a Suburban Class Survey.

*Gerard J. Harms, Sr.*  
Gerard J. Harms, Sr.  
December 23, 2003  
PLS 1692  
LC 000095



Recorder of Deeds:

**COPY**

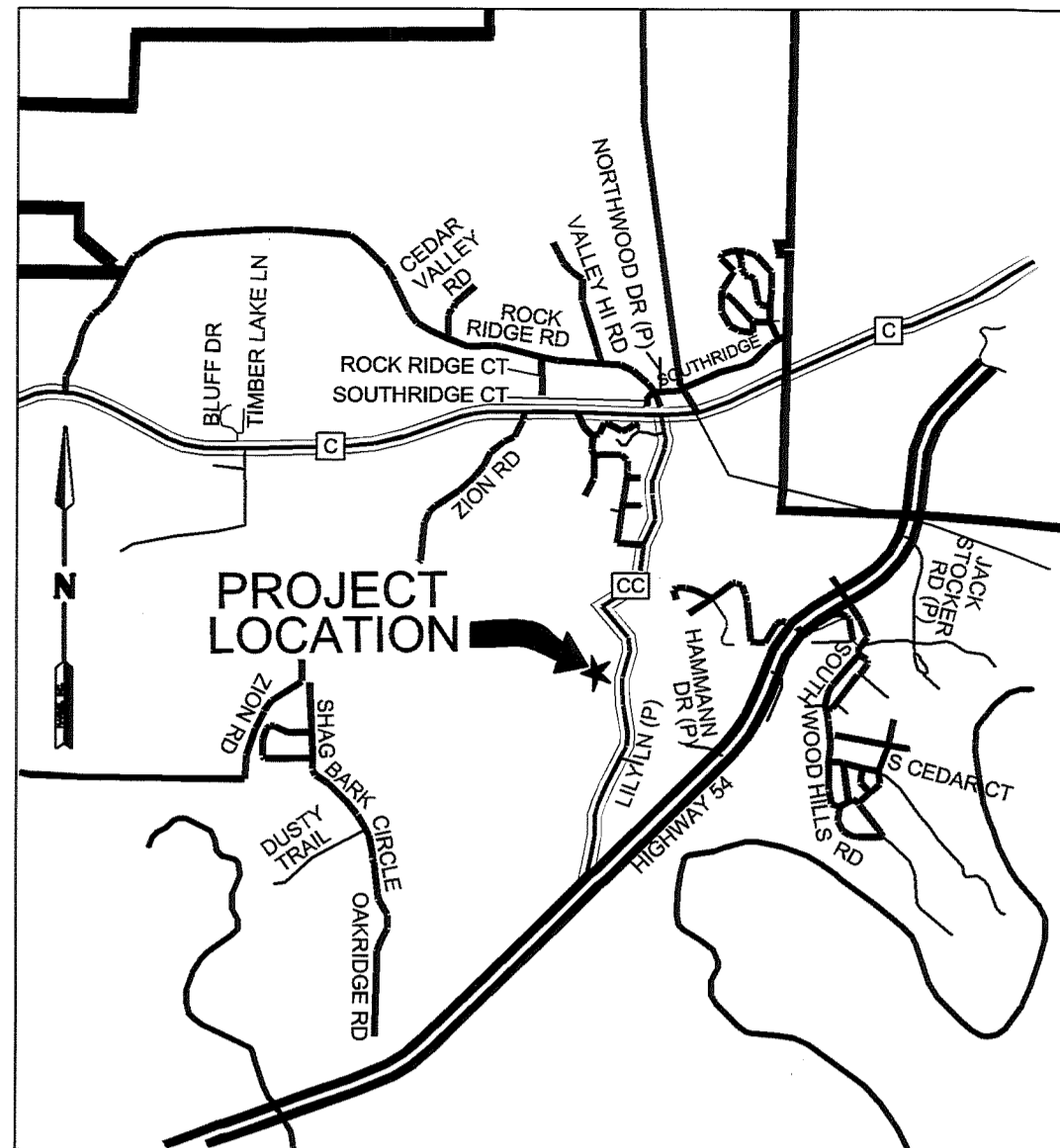
Subdivision:  
Replat of Lot 1  
Dogwood Forest

Owner:  
Jerry J. & Melody M.  
Green  
d/b/a Green Land Co.

Missouri registered  
ARCHITECTS  
ENGINEERS  
LAND SURVEYORS  
**HARMS, INC.**  
60 Copyright, Harms, Inc. 2003  
P.O. Box 62 Wilson, Mo 65608  
(673) 993-3312

DATE 12/23/2003	FB NO. N/A
SHEET 1 of 1	JOB NO. 99-4069A-E

Drawing Name: 4069A-0000 Lot 1.dwg 1/27/08



- Legend:**
- Found Iron Pin (1/2", Except as Noted) ○
  - Set Iron Pin (1/2", Except as Noted) ●
  - Tree w/ Size ○ (with size)
  - Telephone Riser ○ (with symbol)
  - Cleanout ○ (with symbol)
  - Water Valve ○ (with symbol)
  - Sewer Valve ○ (with symbol)
  - Light Pole ○ (with symbol)
  - Fire Hydrant ○ (with symbol)
  - Power Pole ○ (with symbol)
  - Guy Wire ○ (with symbol)
  - Water Meter ○ (with symbol)
  - Electric Transformer ○ (with symbol)
  - Sewer Service — S —
  - Water Service — W —
  - Right of Way Line ———
  - Center Line ———
  - Edge of Pavement ———
  - Deed Line ———
  - Asphalt Surface [hatched pattern]
  - Aggregate Surface [dotted pattern]
  - Concrete Surface [solid pattern]

**Utility Providers:**  
Water — Cole County Public Water Supply District No. 2  
Sewer — Aqua Source  
Electric — Ameren U.E.  
Telephone — Sprint

Albert L. Linhardt as Trustee  
of the Albert L. Linhardt  
Revocable Trust  
Book 383, Page 057

**Dogwood Forest  
Green Land Co.**

**Lot 2**  
0.51 Ac

- Notes:**
- All Structures and Building on Lot 1A & Lot 1B are to be removed.
  - Building Ties are Perpendicular to Property Lines.
  - Setback Requirements are 25' from the R.O.W. Line and 10' from the Side and Rear Yard Line.
  - Bearings are based on the Geographic Reference System for the City of Jefferson, MO. Monument No. JC 63 and JC 64 are Referenced to the Missouri State Plain Coordinates System.
  - An Existing Easement of Right-of-way for Traffic, including Vehicular Traffic is Located Entirely within the Proposed Right-of-way for Grand Point for access to the Tract Described by Deed recorded at Book 280, page 729 of the Records of Cole County, MO. said Easement being recorded by said Deed.
  - This Property is indicated as being Zone C (Area of Minimal Flooding) by FIRM (Flood Insurance Rate Map) for the County of Cole, MO, Community Panel Number 290107 0090B with an Effective Date of December 15, 1981.
  - Survey based on Plat of Dogwood Forest recorded at the Records of Cole County, Missouri.
  - The minimum size of a dwelling constructed on Lot 1C shall be 1300 Sq. Ft. on the main floor.
  - The minimum size of dwellings constructed on Lot 1A & 1B shall be 1400 Sq. Ft. on the main level.
  - Lot use is medium density residential.

### NOTARY CERTIFICATE

STATE OF MISSOURI )  
                                  )SS  
COUNTY OF COLE )

ON THIS \_\_\_\_\_ day of \_\_\_\_\_, 2003, before me appeared \_\_\_\_\_ to me personally known, who, being by me duly-sworn, did say that \_\_\_\_\_ is the \_\_\_\_\_ of Exchange Bank, by authority of its \_\_\_\_\_ and that said

acknowledged said instrument to be the free act and deed of said Exchange Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.

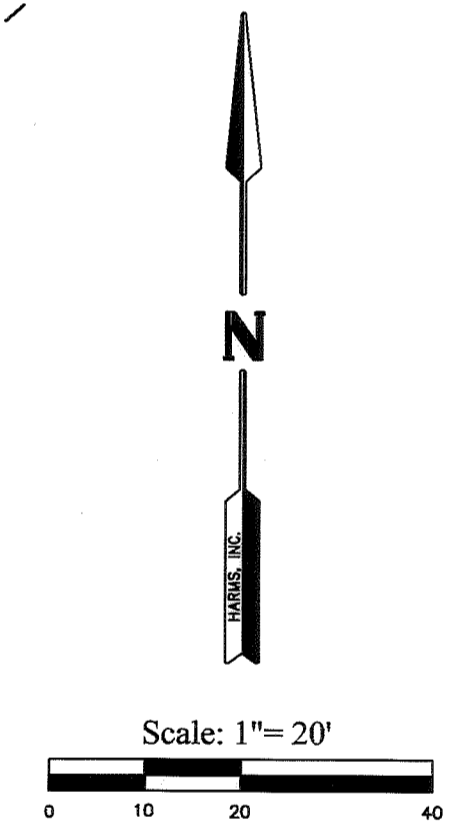
Notary Public \_\_\_\_\_  
My commission expires \_\_\_\_\_

### RECORDER'S CERTIFICATE

STATE OF MISSOURI )  
                                  )SS 200400207  
COUNTY OF COLE )

I, the undersigned Recorder of Deeds, do hereby certify that this plat was filed for record in the Office of the Recorder of Deeds of Cole County, Missouri, this 7 day of January, 2008, and recorded at Book 12, Page 392 and filed at 9:27:20 AM.

*Larry D. Rademan*  
LARRY D. RADEMAN  
Recorder of Deeds  
*Debbie L. Abbecker*  
Deputy Recorder of Deeds



K:\4069A-E\dwg\4069A-Re5.dwg, 12/23/2003 2:01:02 PM, RWB