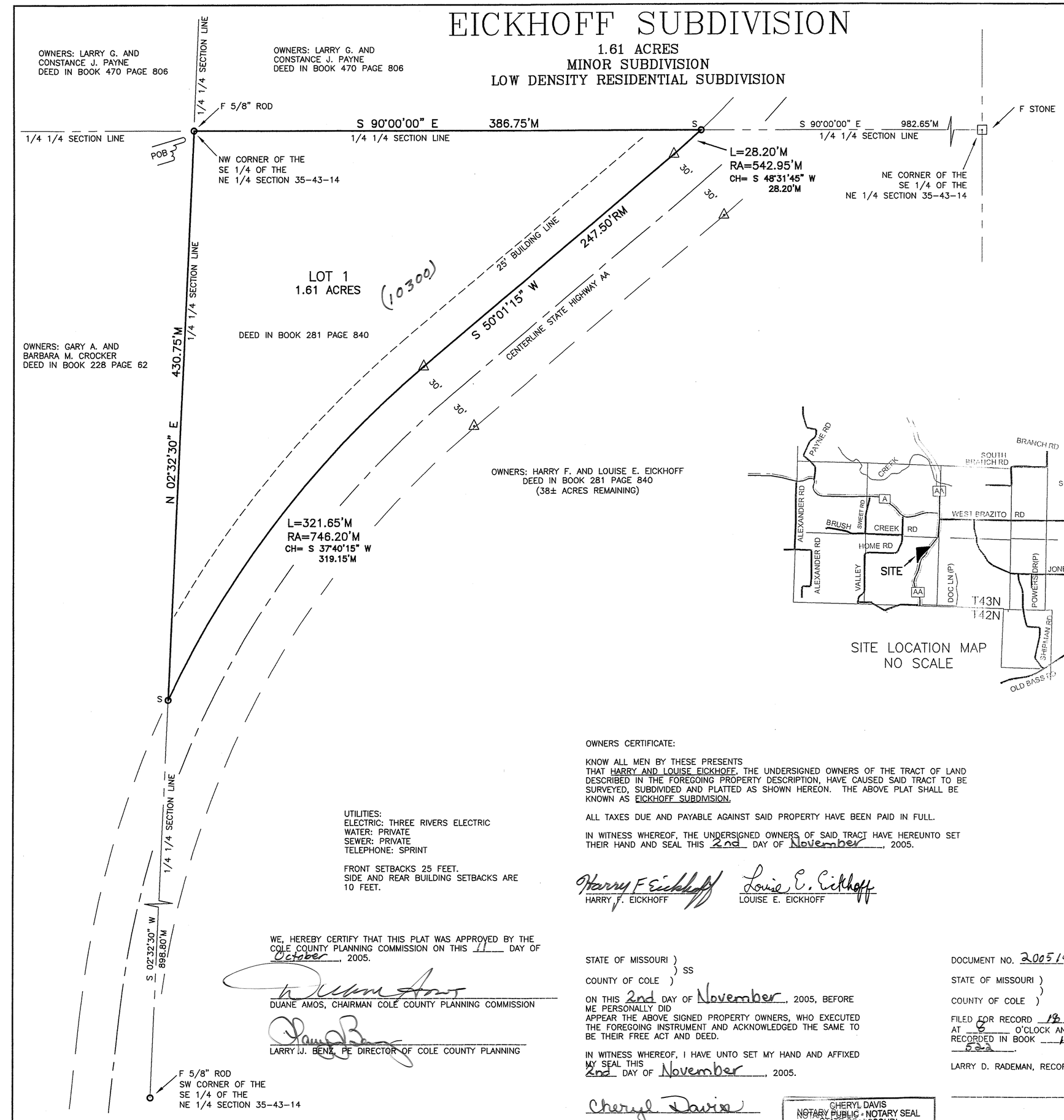
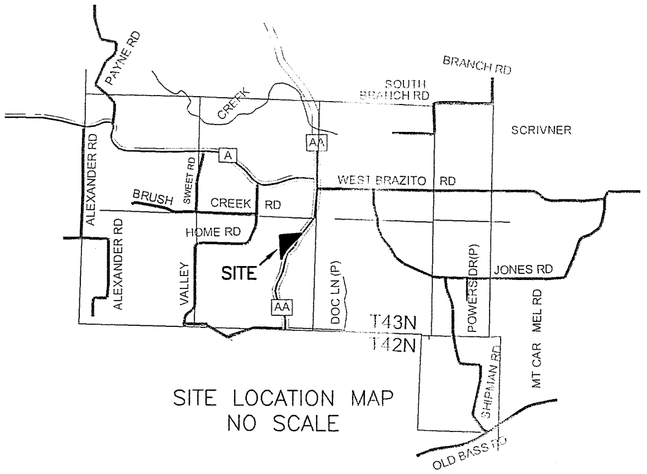
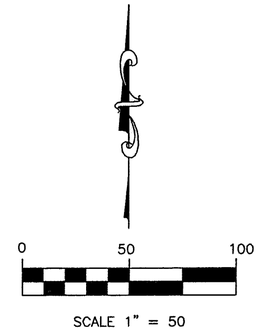
EICKHOFF SUBDIVISION

1.61 ACRES
MINOR SUBDIVISION
LOW DENSITY RESIDENTIAL SUBDIVISION





SITE LOCATION MAP
NO SCALE



SCALE 1" = 50

LEGEND

F	FOUND
S	SET 5/8" ROD WITH CAP LS 2729
-X-	FENCE
R	RECORD
M	MEASURED
RA	RADIUS
CH	CHORD
L	ARC LENGTH
R/W	RIGHT OF WAY
△	RIGHT OF WAY MARKER
▪	STONE

PROPERTY CLASSIFICATION: RURAL
SURVEY FOR: HARRY EICKHOFF
SEPTEMBER 2005
REFERENCE BEARING:
THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 35-43-14:
(ASSUMED) S 90°00'00" E

NOTES:
ABSTRACT OR TITLE INSURANCE POLICY WAS NOT AVAILABLE FOR REVIEW, ADDITIONAL EASEMENTS MAY EXIST.

1) THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 290107 0080 B, DATED DECEMBER 15, 1981

PROPERTY DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 14 WEST, COLE COUNTY, MISSOURI BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 281 PAGE 840 OF THE COLE COUNTY RECORDS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE DEED IN BOOK 281 PAGE 840, THENCE WITH THE NORTH LINE OF SAID TRACT AND THE QUARTER QUARTER SECTION LINE, S 90°00'00" E, 386.75 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROUTE AA; THENCE LEAVING THE NORTH LINE OF SAID TRACT AND THE QUARTER QUARTER SECTION LINE, WITH THE WEST RIGHT OF WAY LINE OF STATE ROUTE AA, WITH A CURVE TO THE RIGHT, 28.20 FEET, CURVE RADIUS 542.95 FEET, CHORD S 48°31'45" W, 28.20 FEET; THENCE S 50°01'15" W, 247.50 FEET; THENCE WITH A CURVE TO THE LEFT 321.65 FEET, CURVE RADIUS 746.20 FEET, CHORD S 37°40'15" W, 319.15 FEET TO A POINT ON THE QUARTER QUARTER SECTION LINE, ALSO BEGIN A POINT ON THE WEST LINE OF THE TRACT DESCRIBED BY THE DEED IN BOOK 281 PAGE 840; THENCE LEAVING THE WEST RIGHT OF WAY LINE OF STATE ROUTE AA ND WITH THE WEST LINE OF SAID TRACT AND THE QUARTER QUARTER SECTION LINE, N 02°32'30" E, 430.75 FEET TO THE POINT OF BEGINNING AND CONTAINS 1.61 ACRES.

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT AT THE REQUEST HARRY EICKHOFF A SURVEY 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 AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR A SUBURBAN BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY SEAL AND SIGNATURE THIS 13 DAY OF OCTOBER, 2005.

DUSTIN E. KAISER 10-13-05 PLS 2729

UTILITIES:
ELECTRIC: THREE RIVERS ELECTRIC
WATER: PRIVATE
SEWER: PRIVATE
TELEPHONE: SPRINT

FRONT SETBACKS 25 FEET.
SIDE AND REAR BUILDING SETBACKS ARE 10 FEET.

WE, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COLE COUNTY PLANNING COMMISSION ON THIS 11 DAY OF October, 2005.

DUANE AMOS, CHAIRMAN COLE COUNTY PLANNING COMMISSION

LARRY J. BENZ, PE DIRECTOR OF COLE COUNTY PLANNING

OWNERS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS
THAT HARRY AND LOUISE EICKHOFF, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON. THE ABOVE PLAT SHALL BE KNOWN AS EICKHOFF SUBDIVISION.

ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS OF SAID TRACT HAVE HEREUNTO SET THEIR HAND AND SEAL THIS 2nd DAY OF November, 2005.

Harry F Eickhoff
HARRY F. EICKHOFF

Louise E. Eickhoff
LOUISE E. EICKHOFF

STATE OF MISSOURI)
) SS
COUNTY OF COLE)

ON THIS 2nd DAY OF November, 2005, 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 UNTO SET MY HAND AND AFFIXED MY SEAL THIS 2nd DAY OF November, 2005.

Cheryl Davis

CHERYL DAVIS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF CALLAWAY
My Commission Expires: Oct. 5, 2006

DOCUMENT NO. 200514471

STATE OF MISSOURI)
)
COUNTY OF COLE)

FILED FOR RECORD 18 DAY OF November 2005
AT 8 O'CLOCK AND 36 MINUTES A. M.
RECORDED IN BOOK 12, PAGE 522.

LARRY D. RADEMAN, RECORDER

_____, DEPUTY

EICKHOFF SUBDIVISION
HARRY EICKHOFF

BENCHMARK SURVEYING
1312 DRY CREEK ROAD
JEFFERSON CITY, MO. 65109
(573) 659-4526

RESIDENTIAL, COMMERCIAL, AND BOUNDARY SURVEYS

JOB NO: 2005-152 | DATE: 9-5-2005

CCPW

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