

# FRIENDSHIP LAKES SUBDIVISION LOW DENSITY RESIDENTIAL 13.10 ACRES

## BOUNDARY DESCRIPTION

Part of the Northwest quarter of the Southwest quarter of Section One Township 43 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the northeast corner of the RIVER RIDGE ACRES-SECTION ONE as recorded in Plat Book 11, page 670, Cole County Recorder's Office; thence S04°05'31"E, along the easterly line of said RIVER RIDGE ACRES SECTION ONE, 106.54 feet to the POINT OF BEGINNING for this description; thence N85°54'29"E, along the southerly line of the tract described in Book 404, page 459, Cole County Recorder's Office, 649.94 feet; thence S03°45'23"E, 437.06 feet; thence S40°07'54"W, 104.60 feet; thence S34°37'14"E, 151.82 feet; thence S01°05'27"E, 126.06 feet; thence S11°08'50"W, 141.21 feet to a point on the northerly line of the tract described in Book 415, page 318, Cole County Recorder's Office; thence N86°35'50"W, along said northerly line, 665.34 feet to the easterly line of said RIVER RIDGE ACRES-SECTION ONE; thence along the easterly line of said RIVER RIDGE ACRES-SECTION ONE the following courses and distances: N0°01'49"W, 33.56 feet; thence N01°30'38"E, 153.29 feet; thence N0°50'01"W, 606.88 feet; thence N04°05'31"W, 26.20 feet to the point of beginning. Containing 13.10 acres

## OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned owner of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and divided into 5 lots and on this plat the lot numbers and sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, TRACT "A" and all Right-of-ways shown hereon and Easements (not presently of record) as shown on this plat, and said plat shall be known as FRIENDSHIP LAKES 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 and seal this 24 day of July, 2001.

*Blandina E. Miller*  
Blandina E. Miller

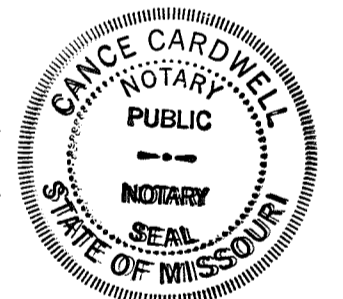
STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 24 day of July, 2001, before me personally did appear the above signed property owner, who executed the foregoing instrument and acknowledged the same to be his free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this day 24 of July, 2001.

My Commission Expires: 12-30-03

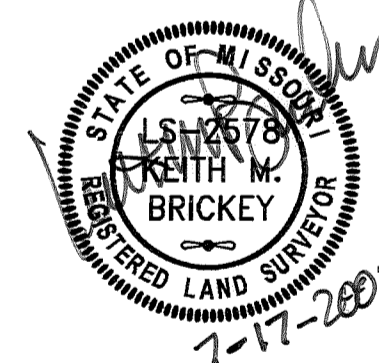
*Cance Cardwell*  
*Cance Cardwell*  
Notary Public, Cole County



## SURVEYOR'S CERTIFICATE

This is to certify that at the request of Herbert (Hank) Andrae, a survey and subdivision was made under my personal direction, regarding the described property shown hereon and that the results of said survey are represented correctly on this plat. This survey was executed 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 seal and signature this 17th day of July, 2001.



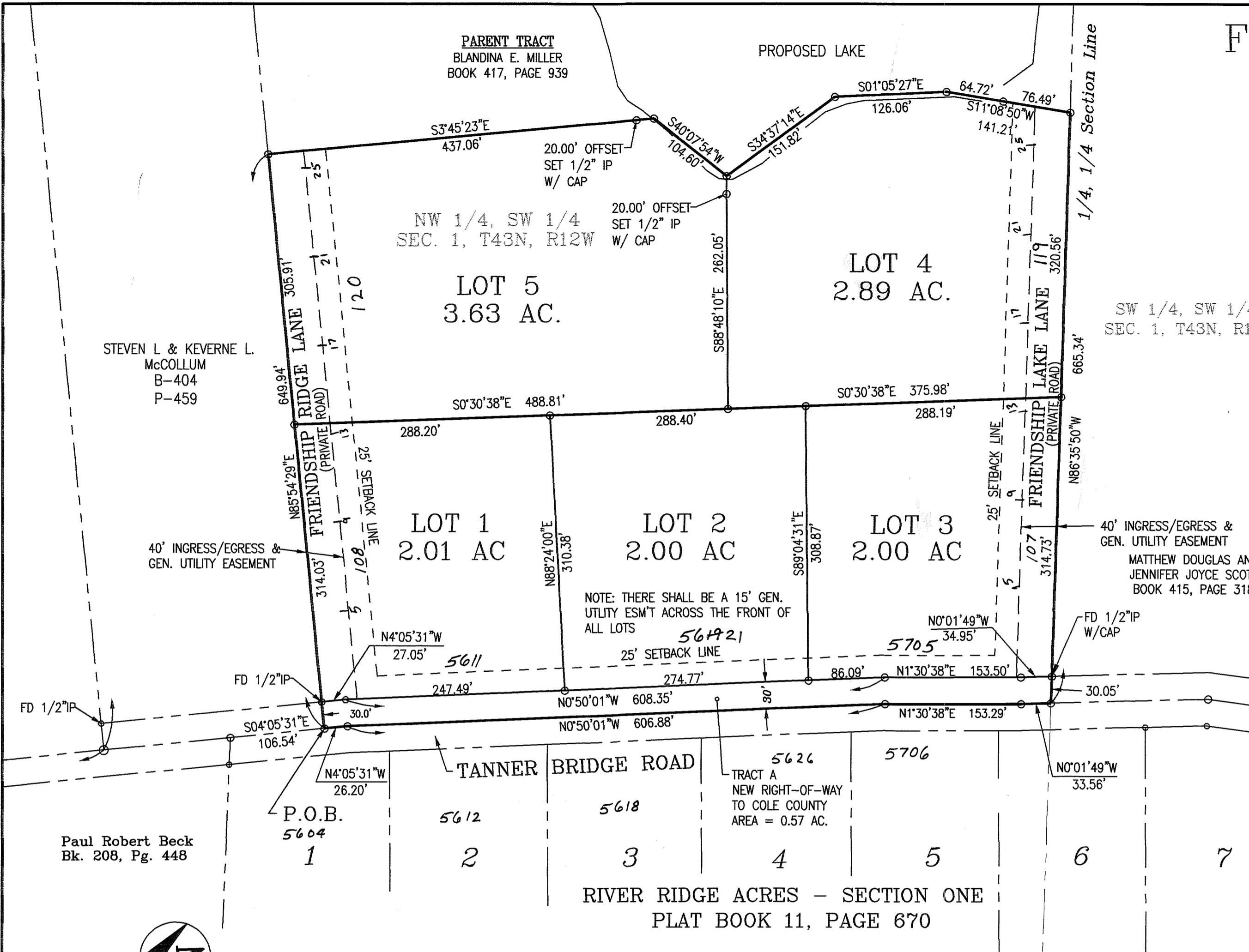
Keith M. Brickey, MO R.L.S. #2578

STATE OF MISSOURI }  
COUNTY OF COLE } ss Document No. 015026

Filed for record 10 day of October, 2001.  
at 7 O'clock and 52 Minutes A.M.,  
recorded in Book 12, Page 260.

LARRY D. RADEMAN, Recorder

Deputy



## NOTES:

LAND USE - LOW DENSITY RESIDENTIAL  
SEWER - PRIVATE (SEPTIC SYSTEM)  
ELECTRIC - THREE RIVERS ELECTRIC COOP.  
WATER - PUBLIC WATER DISTRICT NO. 2, COLE COUNTY

THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE

THE LOT IN THIS SUBDIVISION CONFORM TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 436, PAGE 678, COLE COUNTY RECORDER'S OFFICE.

THE SIDE AND REAR SET BACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.

SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.

THERE SHALL BE A 15 FOOT UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS.

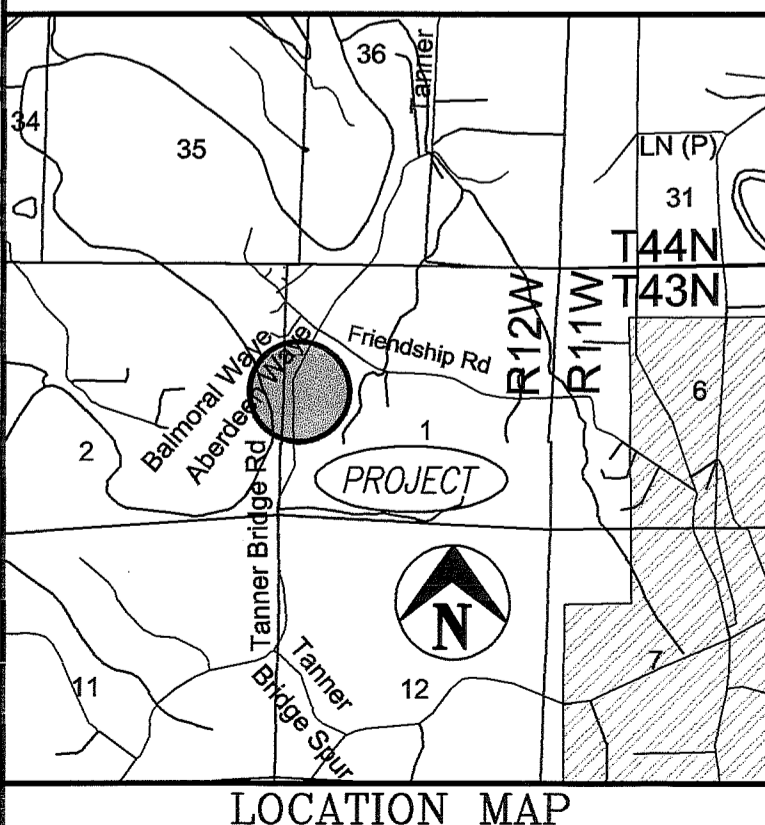
We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 9 day of may, 2001.

*Duane Amos*  
Duane Amos, Chairman  
*Chris W. Yarnell*  
Chris W. Yarnell, P.E. Director

1 inch = 100 feet



( Graphic Scale - Feet )



<b>Central Missouri Professional Services, Inc.</b> ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY Phone (573) 634-3455 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898				
TITLE	FRIENDSHIP LAKES SUBDIVISION TANNER BRIDGE ROAD			
FOR	HANK ANDREA			
DATE	APRIL, 2001	DRN. BY	KMB, JBR	SCALE 1" = 100'
REV.		CKD. BY		SHEET 1 OF 1
DATE				JOB NO. 87-10