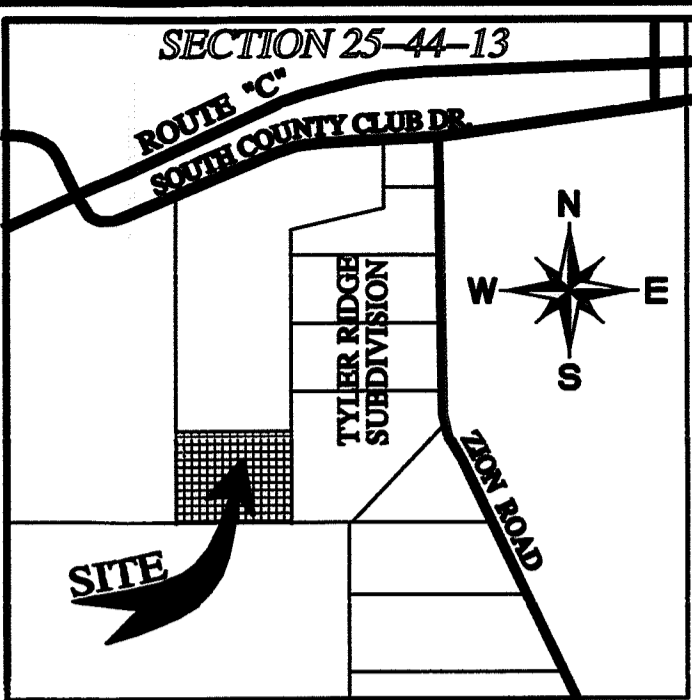


SECTION 25-44-13

"HH ESTATES"

IN: W.1/2, NE.1/4, SECTION 25, T.44N., R.13W., COLE COUNTY, MO.
FOR: LISA MARIE DEY, DONALD HOUSKA and ALICE HOUSKA



SITE VICINITY MAP
No Scale

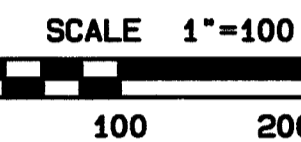
SOUTH COUNTRY CLUB DRIVE

LEGEND

Symbol	Description
○	FOUND IRON PIN AS NOTED
⊠	FOUND STEEL POST R/W MONUMENT
●	SET 1/2" I.P. & ID. CAP
✓	DENOTES NOT TO SCALE
✕-✕-	FENCE (X) LINE

NOTES: GENERAL

- 1.) The Lot in this Subdivision conforms to the Requirements for Land Development in Cole County, Missouri as set forth by the Subdivision Design and Improvements Standards in the RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.
- 2.) Land Usage of the Subject Property is: "LOW DENSITY"
- 3.) Utility Service Providers to the Subject Property:
ELECTRIC: Three Rivers Electric Company
TELEPHONE: CenturyLink Telephone Company
WATER: Private Service
SEWER: Private Service
- 4.) The Building Setbacks as per EXHIBIT "A", SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS: The Front Set Back Lines shall be 25 feet from the Property line. The Side and Rear Set Back Lines shall be 10 feet from the Property Line.



NOTES: ROADS

- 1.) The Rules for Land Subdivision of Cole County do not require the Roads or Streets in Rural or Low Density Subdivisions to be paved and the Owner has elected not to pave said Roads or Streets. Therefore the County of Cole WILL NOT Maintain said Streets or Roads at Public Expense.
- 2.) No traveled way or road bed has been constructed within the rights of way for the 40 FT. EASEMENT hereon Platted and Described at the time of this Survey.

NOTES: SURVEY & GEODETIC

- 1.) The Bearing System for this survey, (Missouri State Plane Grid North) and the Missouri N.A.D. 1983, (Central Zone), Grid Coordinates shown on this Survey were developed by Global Positioning System Observations from Missouri Geographic Station: "JC-50", PID: 051350, ADJUSTMENT 2002, DATA ON FILE AT MO. DEPT. OF AGRICULTURE, Division of Weights, Measures and Consumer Protection: Land Survey Records Section in Rolla, Missouri.
- 2.) The Grid to Ground Scale Projection Factor was determined from comparative localized horizontal ground plane measurements to paired geodetic control stations.
- 3.) The Grid to Ground Plane Scale Projection Factor = 1.000095232
- 4.) Distances reported on this plat are equivalent horizontal ground plane measurements.
- 5.) The Missouri NAD. '83, (CENTRAL ZONE), Grid Coordinates reported on this plat are expressed in Units of U.S. Survey Feet: 1 Meter = 3.28083333 Feet.
- 6.) Bearings and Distances shown in Parentheses are Calls appearing in the Public Record.

FLOOD PLAIN INFORMATION

Lot 1 of this Subdivision is in Zone "X", (Area Outside the 0.2% Annual Chance Flood Plain), as shown on the F.E.M.A. Flood Insurance Rate Map, Cole County, Missouri, Map No. 20051C0120E, Effective Date: November 2, 2012.

Gary B. George
GARY B. GEORGE: MISSOURI REGISTRATION NO. L.S. 2115
April 9, 2015

COPY

COLE COUNTY RECORDERS OFFICE

STATE OF MISSOURI }
COUNTY OF COLE } S.S.

This Plat of Survey and Subdivision was Duly filed for Record this 12th day of May, 2015 at 11:00 Clock and 45 Minutes A.M. and is Recorded in Book 72, Page 207 or Document No. 20150403

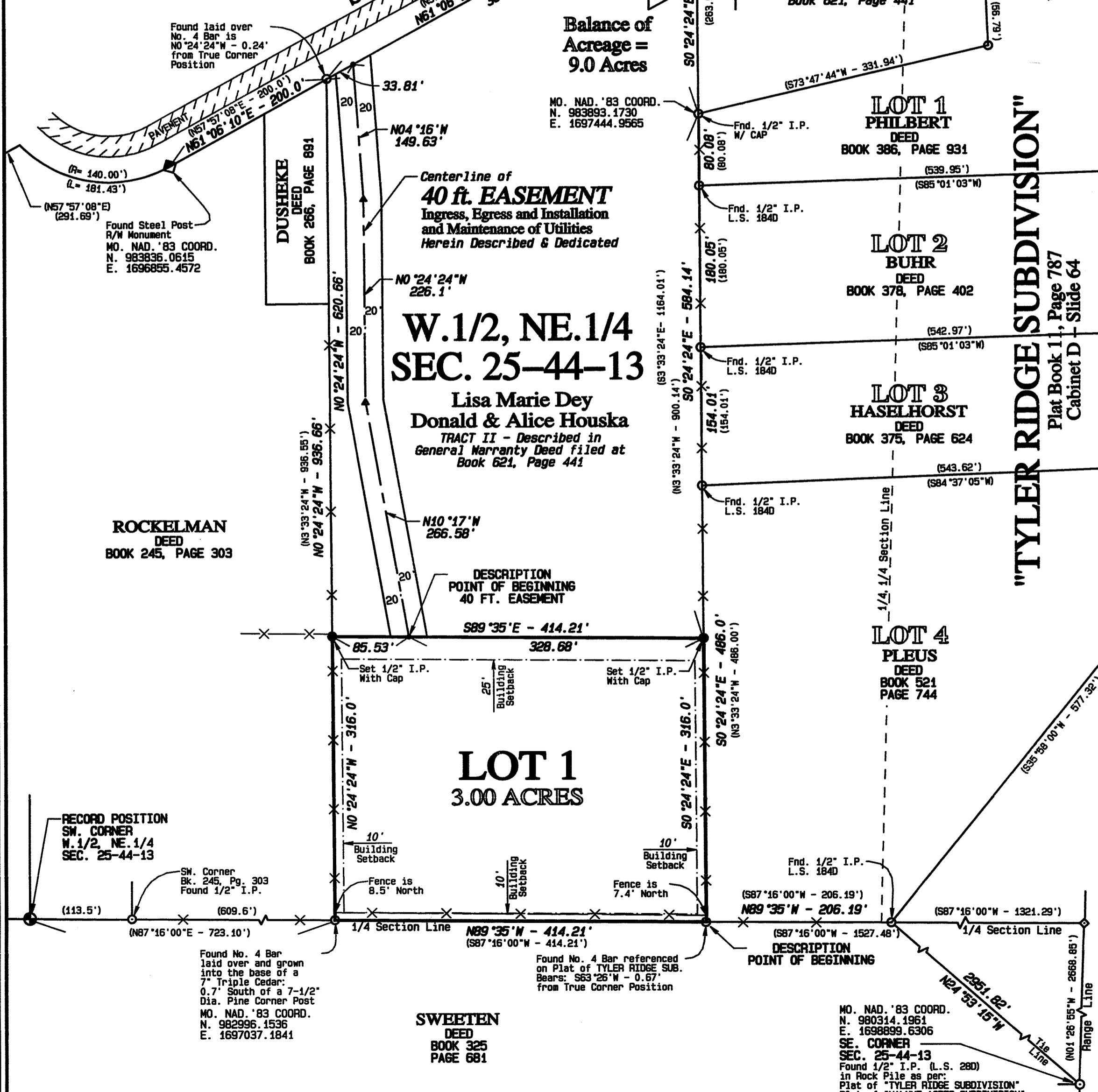
Ralph C. Bray, Jr.
RECORDER OF DEEDS
COLE COUNTY, MISSOURI

Deputy
RECORDER OF DEEDS
COLE COUNTY, MISSOURI

GARY B. GEORGE SURVEYORS, INC.
P.O. BOX 1067
LAKE OZARK, MO. 65049
Certificate of Authority #250
TELEPHONE: 573-365-2444

"HH ESTATES"/ Subdivision Plat
FOR: LISA MARIE DEY
JOB NO. 2015-03-4774
F.B. NO. 62015-169
GPS FILE: JC-476PS
COMFILE: WelterSubPlat
TYPE: Rural Subdivision
ADDRESS: South Country Club Drive
Jefferson City, Mo. 65109

PLAT SHEET 1 OF 2



**W.1/2, NE.1/4
SEC. 25-44-13**

Lisa Marie Dey
Donald & Alice Houska
TRACT II - Described in
General Warranty Deed filed at
Book 621, Page 441

**LOT 1
3.00 ACRES**

**LOT 1
PHILBERT
DEED
BOOK 386, PAGE 931**

**LOT 2
BUHR
DEED
BOOK 378, PAGE 402**

**LOT 3
HASELHORST
DEED
BOOK 375, PAGE 624**

**LOT 4
PLEUS
DEED
BOOK 521
PAGE 744**

**SWEETEN
DEED
BOOK 325
PAGE 681**

MO. NAD. '83 COORD.
N. 980314.1961
E. 1698899.6306
SEC. CORNER
SEC. 25-44-13
Found 1/2" I.P. (L.S. 280)
in Rock Pile as per:
Plat of "TYLER RIDGE SUBDIVISION"
Plat of "WALNUT ACRES SUBDIVISION"

"TYLER RIDGE SUBDIVISION"
Plat Book 11, Page 787
Cabinet D - Slide 64

Balance of
Acreage =
9.0 Acres

Centerline of
40 ft. EASEMENT
Ingress, Egress and Installation
and Maintenance of Utilities
Herein Described & Dedicated

DESCRIPTION
POINT OF BEGINNING
40 FT. EASEMENT

DESCRIPTION
POINT OF BEGINNING

Found No. 4 Bar
laid over and grown
into the base of a
7" Triple Cedars
0.7' South of a 7-1/2"
Dia. Pine Corner Post
MO. NAD. '83 COORD.
N. 982996.1536
E. 1697037.1841

Found No. 4 Bar referenced
on Plat of TYLER RIDGE SUB.
Bears: S63°26'W - 0.67'
from True Corner Position

Found No. 4 Bar laid over
Bears: S17°25'W - 0.35'
from true corner position

EIKEN
DEED
BOOK 496
PAGE 617

ROCKELMAN
DEED
BOOK 245, PAGE 303

DUSHEKE
DEED
BOOK 286, PAGE 891

Found laid over
No. 4 Bar is
NO 24'24"W - 0.24'
from True Corner
Position

MO. NAD. '83 COORD.
N. 983893.1730
E. 1697444.9565

Fnd. 1/2" I.P.
W/ CAP

Fnd. 1/2" I.P.
L.S. 1840

Fnd. 1/2" I.P.
L.S. 1840

Fnd. 1/2" I.P.
L.S. 1840

Set 1/2" I.P.
With Cap

Set 1/2" I.P.
With Cap

Fnd. 1/2" I.P.
L.S. 1840

(S87°16'00"W - 206.19')
N89°35'W - 206.19'

(S87°16'00"W - 1527.46')

(S87°16'00"W - 1321.29')

(S87°16'00"W - 2889.86')

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"HH ESTATES"

IN: W.1/2, NE.1/4, SECTION 25, T.44N., R.13W., COLE COUNTY, MO.
FOR: LISA MARIE DEY, DONALD HOUSKA and ALICE HOUSKA

BOUNDARY DESCRIPTION

All that part of the West One Half of the northeast quarter of Section 25, Township 44 North, Range 13 West, Cole County, Missouri more particularly described as follows:
Commencing at the southeast corner of said Section 25; thence N 24°53'15" W - 2951.82 ft. to an iron pin monumenting the southeast corner of Lot 4 in "TYLER RIDGE SUBDIVISION", a subdivision of Cole County, Missouri filed at Plat Book 11, Page 87 in the Office of the Recorder of Deeds for Cole County, Missouri; thence along the South line of said Lot 4 and the East and West quarter Section Line of said Section 25, N 89°35' W - 206.19 ft. (Subdivision Plat Call = S 87°16'00" W - 206.19 ft.), to the southwest corner of said Lot 4 being common with the southeast corner of that certain Tract described in the Warranty Deed filed at Book 621, Page 441 in the Cole County, Missouri Record of Deeds and the POINT OF BEGINNING for the herein described tract of land; thence continue along the East and West quarter section line N 89°35' W - 414.21 ft., (Deed Call = S 87°16'00" W - 414.21 ft.), to the southwest corner of said Tract described in said Warranty Deed filed at Book 621, Page 441; thence along the West line of said referenced tract of land, N 0°24'24" W - 316.0 ft., (Deed bearing = N 3°33'24" W), to an iron pin; thence departing the West line of said referenced tract of land S 89°35' E - 414.21 ft. to an iron pin set on the West line of Lot 4 in "TYLER RIDGE SUBDIVISION"; thence along and with the West line of said Lot 4 in "TYLER RIDGE SUBDIVISION", S 0°24'24" E - 316.0 ft., (Subdivision Plat Bearing = N 3°33'24" W), to the point of beginning.
Subject to all rights of way, easements, restrictions, reservations and conditions of record and to all utilities as the same may now be located.

DESCRIPTION: 40 FT. EASEMENT / INGRESS - EGRESS

An Easement for Ingress, Egress and installation and maintenance of utilities 40 feet in width in a part of the West One Half of the northeast quarter of Section 25, Township 44 North, Range 13 West, Cole County, Missouri and lying 20 feet both sides of the Easement centerline more particularly described as follows:
Commencing at the southeast corner of said Section 25; thence N 24°53'15" W - 2951.82 ft. to an iron pin monumenting the southeast corner of Lot 4 in "TYLER RIDGE SUBDIVISION", a subdivision of Cole County, Missouri filed at Plat Book 11, Page 87 in the Office of the Recorder of Deeds for Cole County, Missouri; thence along the South line of said Lot 4 and the East and West quarter Section Line of said Section 25, N 89°35' W - 206.19 ft. (Subdivision Plat Call = S 87°16'00" W - 206.19 ft.), to the southwest corner of said Lot 4 being common with the southeast corner of that certain Tract described in the Warranty Deed filed at Book 621, Page 441 in the Cole County, Missouri Record of Deeds; thence continue along the East and West quarter section line N 89°35' W - 414.21 ft., (Deed Call = S 87°16'00" W - 414.21 ft.), to the southwest corner of said Tract described in said Warranty Deed filed at Book 621, Page 441; thence along the West line of said referenced tract of land, N 0°24'24" W - 316.0 ft., (Deed bearing = N 3°33'24" W), to an iron pin; thence departing the West line of said referenced tract of land S 89°35' E - 414.21 ft. to the POINT OF BEGINNING for the herein described Easement centerline; thence along said easement centerline on the following courses: N 10°17' W - 266.58 ft., N 0°24'24" W - 226.1 ft. and N 04°16' W - 149.63 ft. to the point of termination for said Easement and Easement centerline on the South right of way line of South Country Club Drive.
Subject to all rights of way, easements, restrictions, reservations and conditions of record and to all utilities as the same may now be located.

SURVEYORS CERTIFICATE

This is to certify that at the request of Lisa Marie Dey and Donald & Alice Houska I have made a Survey and subdivision of the tract of land hereon platted and described and that the results of the survey and subdivision are correctly represented on this plat and that the survey was executed in compliance with the requirements for a suburban class property survey as set forth in the current Missouri Standards for Property Boundary Surveys (4 CSR 30-18).

In Witness Whereof, I have hereunto set my seal and signature the 9th Day of April, A.D. 2015.

Gary B. George
GARY B. GEORGE
REGISTERED LAND SURVEYOR
STATE OF MISSOURI
NUMBER LS-2115

GARY B. GEORGE: MISSOURI REGISTRATION NO. L.S. 2115

OWNERS DEDICATION

The undersigned owners of the tract of land hereon platted and described have caused the same to be surveyed and subdivided in the manner shown hereon, which said subdivision shall hereafter be known as "HH ESTATES". All taxes due and payable against the lands hereon subdivided and platted have been paid in full. The "40 FT. EASEMENT", hereon platted and described is hereby dedicated to the owner/owners of Lot 1 in this subdivision as a non-exclusive easement for ingress, egress and installation and maintenance of utilities.

In Witness Whereof, I have hereunto set my hand and signature this 9 day of May, 2015.

Lisa Marie Dey *Donald J. Houska* *Alice M. Houska*
Lisa Marie Dey Donald J. Houska Alice M. Houska

OWNERS ACKNOWLEDGEMENT

State of Missouri) S.S.
County of Cole)
On this 9th day of May, A.D. 2015 before me a Notary Public appeared Lisa Marie Dey, a single individual, to me personally known who being duly sworn did say that she is the individual described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

NOTARY PUBLIC *Sheri Atkinson*
My Commission Expires: January 22, 2018

SHERI ATKINSON
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Callaway County
My Commission Expires January 22, 2018
ID #13418154

OWNERS ACKNOWLEDGEMENT

State of Missouri) S.S.
County of Cole)
On this 9th day of May, A.D. 2015 before me a Notary Public appeared Donald J. Houska and Alice M. Houska, husband and wife, both individuals to me personally known who being duly sworn did say that they are the individuals described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

NOTARY PUBLIC *Sheri Atkinson*
My Commission Expires: January 22, 2018

SHERI ATKINSON
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Callaway County
My Commission Expires January 22, 2018
ID #13418154

CONSENT OF MORTGAGEE

MIDWEST MORTGAGE ASSOCIATES CORPORATION, pursuant to a certain Deed of Trust filed for record in the Office of the Recorder of Deeds for Cole County, Missouri does hereby consent to the filing of the foregoing Plat of "HH ESTATES" and subordinates the security interest of said MIDWEST MORTGAGE ASSOCIATES CORPORATION in said Property to the filing of the Plat herein.

Midwest Mortgage Associates Corporation

By: *Jeremiah Adams*
JEREMIAH ADAMS: Manager - Missouri Branch

MORTGAGEES ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF COLE) S.S.

On this 11th day of May, 2015, before me, a notary public, personally appeared JEREMIAH ADAMS, who being duly sworn did say that he is the MANAGER OF THE MISSOURI BRANCH of MIDWEST MORTGAGE ASSOCIATES CORPORATION and known to me to be the person who executed the foregoing instrument in behalf of said Corporation for the purposes therein stated as the free act and deed of said Corporation.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

NOTARY PUBLIC *Sheri Atkinson*
My Commission Expires: 1/22/2018

SHERI ATKINSON
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 1/22/2018
Commission # 14829112

COLE COUNTY, MISSOURI PLANNING COMMISSION APPROVAL

We, the undersigned of the Cole County, Missouri Planning Commission, do hereby certify that this plat was approved on the 12 day of May, A.D. 2015.

Michelle Gerstner
Michelle Gerstner
Planning Commission Chairman

Larry Benz
Larry Benz, P.E.
Director

COLE COUNTY RECORDERS OFFICE

STATE OF MISSOURI)
COUNTY OF COLE) S.S.

This Plat of Survey and Subdivision was Duly filed for Record this 13th day of May, 2015 at 11:00 Clock and 45:00 Minutes - M. and is Recorded in Book 12, Page 305/ or Document No. 201504463

Ralph C. Bray, Jr.
RECORDER OF DEEDS
COLE COUNTY, MISSOURI

Deputy
RECORDER OF DEEDS
COLE COUNTY, MISSOURI

COPY

By G.P.S. Observation
MISSOURI STATE PLANE GRID NORTH

SCALE 1"=100'
0 100 200

GARY B. GEORGE SURVEYORS, INC.
P.O. BOX 1067
LAKE OZARK, MO. 65049
Certificate of Authority #250
TELEPHONE: 573-365-2444

"HH ESTATES"/ Subdivision Plat
FOR: LISA MARIE DEY
JOB NO. 2015-03-4774
F.B. NO. 62015-169
GPS FILE: JC-47GPS
COMFILE: WelterSubPlatSH2
TYPE: Rural Subdivision
ADDRESS: South Country Club Drive
Jefferson City, Mo. 65109

PLAT SHEET 2 OF 2