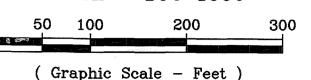


1 inch = 100 feet



BEARING BASE: J.K. STOCKMAN ACRES, PLAT BOOK 12, PAGE 37, COLE COUNTY RECORDER'S OFFICE

### OWNER'S CERTIFICATE

Know all men by these presents that We, the undersigned owners of the tract of land described in the Property Description shown hereon have caused said tract to be Replated for the purposes of changing building setbacks and easements on the plat. All easements shown hereon will remain private. This plat shall be known as A Replat of Lot 3 of J.K. Stockman Acres.

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owners of said tract has hereunto set their hand and seal this \_\_\_\_\_\_\_\_, 2002.

Imes E. Davis

Jera M. Davis

Tina M. Davis

STATE OF MISSOURI } ss

MICHAEL & JOSEPHINE

PORTING 296 – 844

My Commission Expires: 12-30-03.

Auce production Public

Notary Public, Cole County

Notary Public, Cole County

NOTES:

LAND USE - RURAL DENSITY RESIDENTIAL
SEWER - PRIVATE (SEPTIC SYSTEM) & LAGOON
ELECTRIC - THREE RIVERS ELECTRIC COOP.
WATER - WELL

THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE

THE LOT IN THIS SUBDIVISION CONFORMS 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.

THE SIDE AND REAR SET BACK LINES SHALL BE 25 FEET FROM THE PROPERTY LINE.

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

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the \_9\_ day of \_APRIL\_\_\_\_, 2002.

Duane Amos, Chairman

Chris W. Yarnell, P.E. Director

# A REPLAT OF LOT 3

# J. K. STOCKMAN ACRES 9.44 TOTAL ACRES PB-12, PAGE 37 COLE COUNTY RECORDER'S OFFICE

#### PROPERTY DESCRIPTION

All of Lot 3 of J. K. STOCKMAN ACRES as per plat of record in Plat Book 12, page 37, Cole County Recorder's Office.

## EASEMENT DESCRIPTION FOR VACATION

A 30 foot strip of land being part of Lot 3 of J.K. STOCKMAN ACRES as per plat of record in Plat Book 12, page 37, Cole County Recorder's Office the centerline of said 30 foot strip being more particularly described as follows:

From the most westerly corner of Lot 3 of said subdivision; thence \$36°04'55"E, along the westerly line of said Lot 3, 132.30 feet to the centerline of a 30 foot road easement described in Book 337, page 453 and Book 410, page 903, Cole County Recorder's Office and the POINT OF BEGINNING for this centerline description of the part of the roadway easement being relocated; thence along the centerline of said road easements the following courses: N53°58'58"E, 18.15 feet; thence N69°06'26"E, 96.46 feet; thence N59°59'03"E, 21.59 feet; thence N39°58'02"E, 81.48 feet; thence N78°05'26"E, 48.21 feet; thence S50°11'08"E, 78.32 feet; thence S28°27'33"E, 115.27 feet; thence S47°04'24"E, 19.32 feet to a point on the southerly line of Lot 3 of said subdivision and the point of termination.

#### PROPOSED EASEMENT DESCRIPTION

A 30 foot strip of land being part of Lot 3 of J.K. STOCKMAN ACRES as per plat of record in Plat Book 12, page 37, Cole County Recorder's Office the centerline of said 30 foot strip being more particularly described as follows:

From the most westerly corner of Lot 3 of said subdivision; thence \$36°04'55"E, along the westerly line of said Lot 3, 132.30 feet to the centerline of a 30 foot road easement described in Book 337, page 453 and Book 410, page 903, Cole County Recorder's Office and the POINT OF BEGINNING for this centerline description of the new roadway easement; thence N63°58'58"E, 18.32 feet; thence on a curve to the right having a radius of 300.00 feet, an arc distance of 308.63 feet, (Ch: \$86°32'43"E, 295.20 feet; thence \$57°04'24"E, 48.98 feet to a point on the southerly line of Lot 3 of said subdivision, said point being on the centerline of said 30 foot easements in Book 337, page 453 and Book 410, page 903, and the point of termination.

# SURVEYOR'S CERTIFICATE

This is to certify that at the request of Eddie Davis, a Replat for easement and setback change was made under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly. This survey was performed 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 10th day of May, 2002.

KEITH M. BRICKEY CONSTRUCTION LAND STRUCTURE LAND S

Keith M. Brickey, Mo. RLS #2578

Document No. <u>08627</u>

STATE OF MISSOURI ) ss

COUNTY OF COLE 

Filed for record 12 day of June , 2002.

at 3 O'clock and 34 Minutes P.M.,

recorded in Book 12, Page 294

LARRY D. RADEMAN, Recorder

Deputy

Deputy

Central Missouri Professional Services, Inc.

ENGINEERING - SURVEYING - MATERIALS TESTING

2500 E. McCarty Phone (573) 634-3455

JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

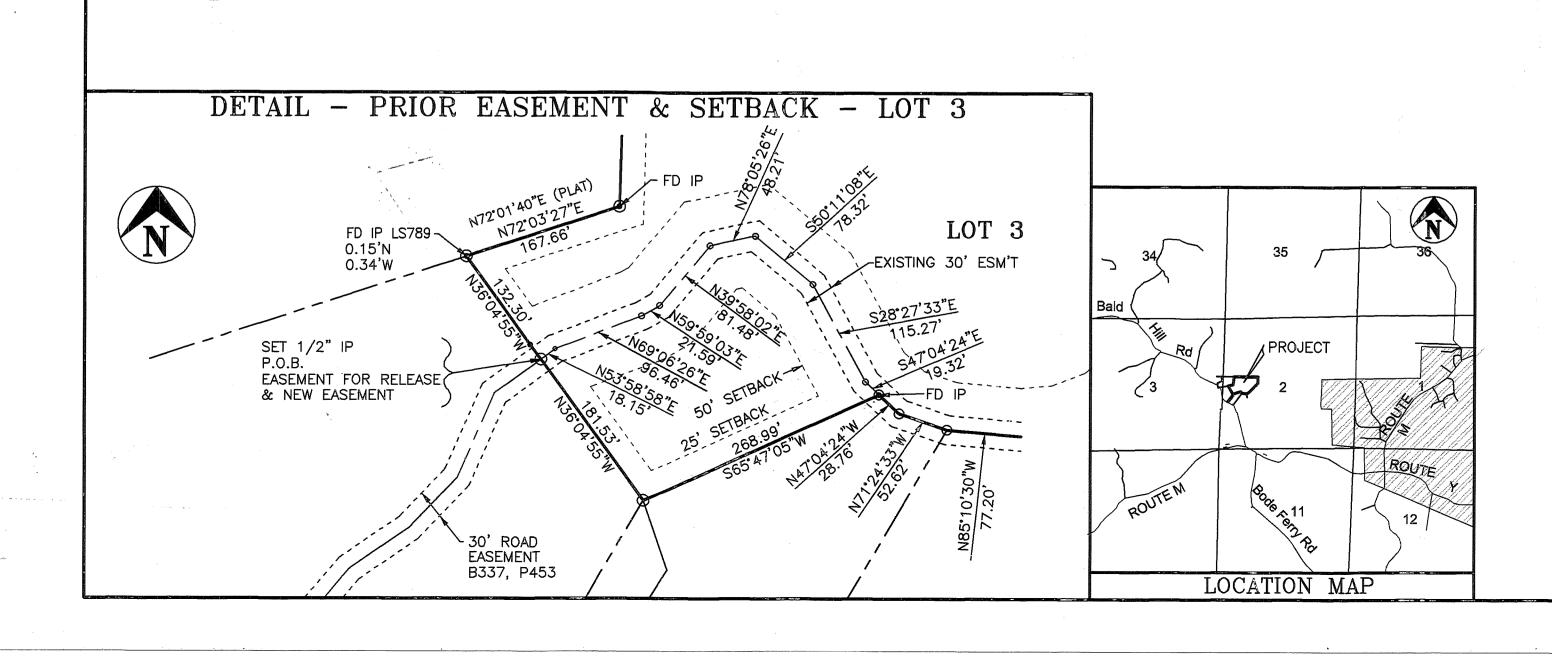
J. K. STOCKMAN ACRES

FOR EDDIE & TINA DAVIS

DATE MAR. 2002 DRN. BY K.B. SCALE 1" = 100' BOOK 769

REV. DATE MAY 15, 2002 CKD. BY SHEET 1 OF 1 JOB NO. 02-008

CCPW



GLENN & BETTY JO

RACKERS 219 - 166

NW 1/4, SW 1/4 SEC. 2, T43N, R11W

-PROPOSED 30' EASEMENT

Ch=S86'32'43"E

295.20' L=308.63'

JASON BUSCHJOST

CHRISTY FORCK 348 - 20

FD PIPE-

N72°01'40"E (PLAT)

S43\*46°24"W 72.58'

EASEMENT B337, P453 B410, P903

LISA GROVES

439 - 698

LEON & CATHERINE

260 - 673

FD IP LS789 ~ 0.15'N 0.34'W

SET 1/2" IP P.O.B.

JOHN & JANIS

ALLEY 399 – 67

SANDSTONE LANE-

& NEW EASEMENT

EASEMENT FOR RELEASE (

BRUEMMER

( BEARING BASIS ,

N83'54'23"E

LOT 3A

9.44 Acres

GARY & LISA NORMENT 445 – 92

PARENT TRACT

JAMES E. & TINA M.

DAVIS 436 - 128 FD IP ——— NE CORNER

30' ROAD EASEMENT

NEW 25' SETBACK (FROM ESM'T LINE)

B337, P453 B410, P903

NOTE: THE PURPOSE OF THIS REPLAT IS TO REMOVE AND

LOT 3 OF J.K. STOCKMAN ACRES, PB-12, P-37, C.C.R.O.

REDEFINE THE ROAD EASEMENT AND SETBACK LINES WITHIN

NW 1/4, SW 1/4 SEC. 2, T43N, R11W

25' SETBACK

FD BENT IP ~ RESET 5/8"IP

S32°52'04"W/

74.60

DAVID & MARILYN

STEFFEN

402 - 213