J B SUBDIVISION
LOW DENSITY RESIDENTIAL  1.33 ACRES
PARENT TRACT B-586  P-451
25 APPROX REMAINING ACRES
PROPERTY DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 13, Township 43 North, Range 13 West, Cole County, Missouri; more particularly described as follows: Beginning at the southwest corner of Lot 1 of WANSING SUBDIVISION, as per plat of record in Plat Book 11, Page 752, Cole County Recorder's Office, thence N87°46'00"E, 30.00 feet, thence S02°31'42"W, 266.50 feet, thence S88°55'32"W, 217.38 feet to the easterly boundary of said WANSING SUBDIVISION; thence N08°52'02"E, along the easterly boundary of said WANSING SUBDIVISION, 334.32 feet, thence N00°44'44"E, along the easterly boundary of said WANSING SUBDIVISION, 231.34 feet to a point on the southerly boundary of said WANSING SUBDIVISION; thence N86°49'05"E, along the southerly boundary of said WANSING SUBDIVISION, 191.98 feet to the point of beginning.

Containing 1.33 acres. Bearings are based on said WANSING SUBDIVISION.

OWNERS CERTIFICATE

Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into a lot, and on this plat the number of said lot and the size thereof is fully and truly set forth, and we further dedicate to the public, TRACT "A" and the right-of-ways, not presently of record, as shown on this plat, which shall be known as R R SUBDIVISION. All taxes due and payable against said property have been paid in full.

In Witness whereof, we have hereunto set our hands and seals this ___ day of July, 2014.

Gerald Shannon Jolley
Christina Jolley (Sp) Christina Beek

State of Missouri
County of Cole
On this _____ day of July, 2014, 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.

Notary Public
My Commission Expires: 2-22-17

SURVEYORS CERTIFICATE

This is to certify that at the request of Gerald Shannon Jolley, a survey was made under my personal direction regarding the above described property and the results of said survey are represented correctly on this plat and was performed in accordance with the requirements of the standards of 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 hand and seal this 15th day of July, 2014.

Alan W. Ward, P.L.S. #0328

MID MISSOURI SURVEYING CO. LLC
2610 BALD HILL ROAD
JEFFERSON CITY MO. 65101
CCA # 2001011142

GERALD SHANNON JOLLEY

Geoff Cornett, Chairman
Dick Rovner, Vice Chairman

Timothy and Chon Taylor
B-418 P-534

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NE 1/4 SE1/4
SEC. 13 T43N R13W

Ronald and Cynthia Taylor
Book 372 Page 653

WANSING SUBDIVISION
PB-11 P-752
BEARING BASE

Matthew Lockwood
Gretchen and Stanley Schmitz
B-635 P-53

P.O.B.

25' BUILDING SETBACK

1.15 ACRES

Gerald Shannon Jolley and Christina Jolley
Book 586 Page 451

*We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on this ___ day of July, 2014*

Timothy and Chon Taylor
B-418 P-534

15' UTILITY EASEMENT ALONG ALL FRONT LOT LINES

NOTICE

The lot in this subdivision conform to the requirements for Low Density Residential as set forth by the Subdivision Design and Improvements Standards in the rules for Land Subdivision of Cole County and amendments thereto. The front building line to be 25'.

THE SIDE AND REAR PROPERTY LINES SHALL CONFORM TO COUNTY PLANNING REGULATIONS FOR COLE COUNTY.

The lots as shown are not within the 100 year Flood Boundary as shown by Map No. 2600132010. Effective date Nov. 2, 2012

Water Supply - Water Dis. #2
Sanitary Sewer - Individual
Electrical Power - AmerenUE

Telephones - CenturyTel
Land Use - Residential

COPY

"Thesethe undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on this ___ day of July, 2014"

Timothy and Chon Taylor
B-418 P-534

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