JEANNE'S SUBDIVISION
PART OF NE1/4 AND PART OF SE1/4
SEC. 23, T42N - R12W, COLE COUNTY
2.37 ACRES

SUBDIVISION DESCRIPTION
A tract of land, part of the northeast quarter, and part of the southeast quarter of Section 23, Township 42 North - Range 12 West of the 9th P.M., Cole County, Missouri is more particularly described as follows:

Commencing at an iron pin, the northeast corner of the southeast quarter of said Section 23, thence along the south boundary line of said tract of land described in Cole County Records Book 859 Page 706, 30'-5"SE 90'-0"W, 135'-0" to an iron pin, the POINT OF BEGINNING of this tract described hereinafter; thence north along said south boundary line of said tract of land described in Cole County Records Book 859 Page 706, 135'-0" to an iron pin; thence north 90'-0"E, 135'-0" to an iron pin on the west line of a parcel of land described in Cole County Records Book 517 Page 472, thence along said west line, 90'-0"E, 135'-0" to an iron pin on the north line of a parcel of land described in Cole County Records Book 526 Page 501; thence leaving said west line, along said north line, N89'-27"W, 30'-0" to a corner in the center line of a public road; thence leaving said north line, along said center line, N109'-31"E, 45'-0" to an iron pin on the southwesterly line of a parcel of land described in Cole County Records Book 589 Page 700; thence leaving said center line, along said southerly line, S11'-7"E, 240'-8" back to the POINT OF BEGINNING.

The tract of land described herein contains 2.37 acres and is together with a right of way recorded in Cole County Records Book 330 Page 941 and subject to a 40' Access and Utility Easement described in Cole County Records Book 539 Page 941, and subject to all other easements and rights of way of record.

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND AS DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION HAVE CAUSED SAID TRACT TO BE SUBDIVided INTO A LOT AND ON THIS PLAT THE LOT NUMBER AND THE SIZE THEREOF HAVE BEEN FULLY AND TRULY SET FORTH. THE SUBDIVISION SHALL BE KNOWN AS JEANNE'S 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 __________.

LOYD HERGON
SHIRLEY JEAN HERGON

STATE OF MISSOURI
COUNTY OF COLE
ON THIS __________, BEFORE ME PERSONALLY APPEAR THE ABOVE SIGNED PROPERTY OWNERS, WHO DEDICATED THE FOREGOING INSTRUMENT AND SEALS THEREOF AND WHO ARE INDIVIDUALS AND OF FULL AGE, IN WITNESS WHEREOF, I HAVE HERETOunto SET MY HAND AND SEAL THIS __________.

MICHELLE SMITH - COCIMAN

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 OWNERS HAVE ELECTED NOT TO PAVE SAID ROADS OR STREETS. THEREFORE THE OWNERS OF THIS TRACT WILL NOT MAINTAIN SAID STREETS OR ROADS AT PUBLIC EXPENSE.

THE UNDERSIGNED OF COLE COUNTY PLANNING COMMISSION DO HEREBY CERTIFY THAT THIS Plat WAS APPROVED ON THE DAY OF __________.

MICHELLE SMITH
COCIMAN

LEGEND
- POINT
IRON PIN
IRON SET
IRON FIVE POINT

H&N SURVEYS & CONSULTANTS, LLC
123 GREEN RIDGE TRAIL, LINN, MO 65051
LLC LIC. #30714005275 PHONE 573-897-0135
E. FOWLER ST. SEC. 23 T42N - R12W
FLY NAME: HERGON
TITLE: SURVEY
DATE: 2018-11-09
DRAWN BY: KRH
SCALE: 1/100
PROJECT SHEET: 31/100
REVISION SHEET: 1/100

This plat drawn with TRANSCODE PC Software.