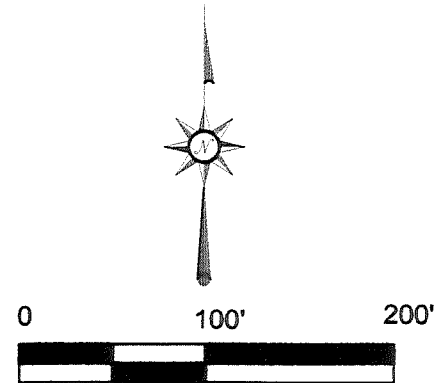
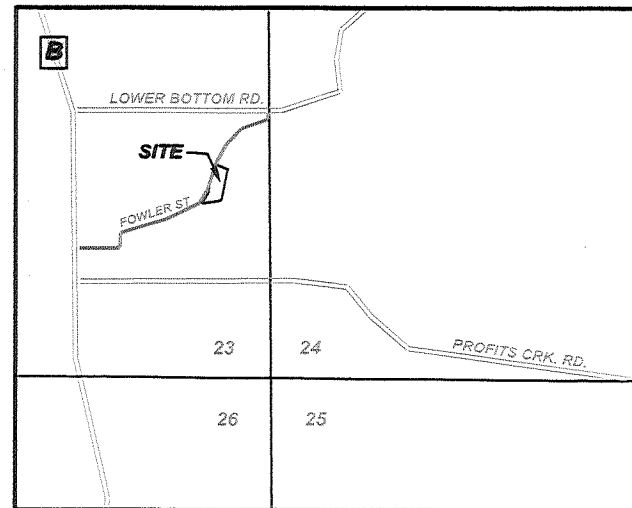


JEANNE'S SUBDIVISION

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



VICINITY MAP
NO SCALE



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 5th P.M., Cole County, Missouri is more particularly described as follows:

Commencing at an iron pipe, the northeast corner of the southeast quarter of the northeast quarter of said Section 23; thence along the southeasterly line of a parcel of land described in Cole County Records Book 659 Page 709, S31°35'40"W, 467.58' to an iron rod, the POINT OF BEGINNING of the tract of land hereinafter described; thence leaving said southeasterly line, S18°17'55"W, 240.29' to an iron rod on the west line of a parcel of land described in Cole County Records Book 517 Page 475; thence along said west line, S0°57'29"E, 123.13' to an iron rod on the north line of a parcel of land described in Cole County Records Book 626 Page 501; thence leaving said west line, along said north line, N88°12'32"W, 303.34' to a cotton spindle in the center line of a public road; thence leaving said north line, along said center line, N19°31'59"E, 453.37' to an iron rod on the southwesterly line of a parcel of land described in Cole County Records Book 659 Page 709; thence leaving said center line, along said southwesterly line, S69°11'29"E, 240.69' 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 526 Page 841 and subject to a 40' Access and Utility Easement described in Cole County Records Book 526 Page 841, 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 _____, 20__.

THE LOT IN THIS SUBDIVISION CONFORMS TO THE REQUIREMENTS FOR A MEDIUM DENSITY SUBDIVISION AS SET FORTH BY THE SUBDIVISION AND DESIGN AND IMPROVEMENT STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO. THE 25' FRONT AND 10' BACK AND SIDE BUILDING LINES SHALL CONFORM TO COUNTY PLANNING REGULATIONS FOR COLE COUNTY. THIS SUBDIVISION IS IN ZONE X PER MAP PANEL 29051C 0330E, EFFECTIVE DATE 11/2/2012

ELECTRIC: AMEREN MO.

PHONE: CENTURY LINK

SEWER: ST. THOMAS PUBLIC SEWER SYSTEM

WATER: PWS5 - ST. THOMAS

RECORD TITLE PARENT TRACT: BOOK 271 PAGE 727

CLASS OF PROPERTY: RURAL SUBDIVISION

BEARING BASIS: GPS DERIVED - GRID NORTH

Lloyd Herigon
LOYD HERIGON

Shirley Jean Herigon
SHIRLEY JEAN HERIGON

STATE OF MISSOURI
COUNTY OF COLE
ON THIS _____ DAY OF _____, 20__ BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED PROPERTY OWNERS, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME TO BE THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 20__.

Melissa Dawn Hoskins
NOTARY PUBLIC
MY COMM. # _____

MELISSA DAWN HOSKINS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Osage
Commission Expires 1/24/2020
Commission # 16100486

IT IS TO CERTIFY THAT AT THE REQUEST OF LOYD HERIGON SURVEY AND SUBDIVISION WAS CONDUCTED BY ME IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS, AND SAID SURVEY IS REPRESENTED HEREON.

DATE: Nov. 30, 2018



Kenneth R. Hackmann
KENNETH R. HACKMANN PLS 1996

Filed for record 6 day of December, 2018
at 10 o'clock and 15:31 minutes A. M.
recorded in Book 12, Page 902

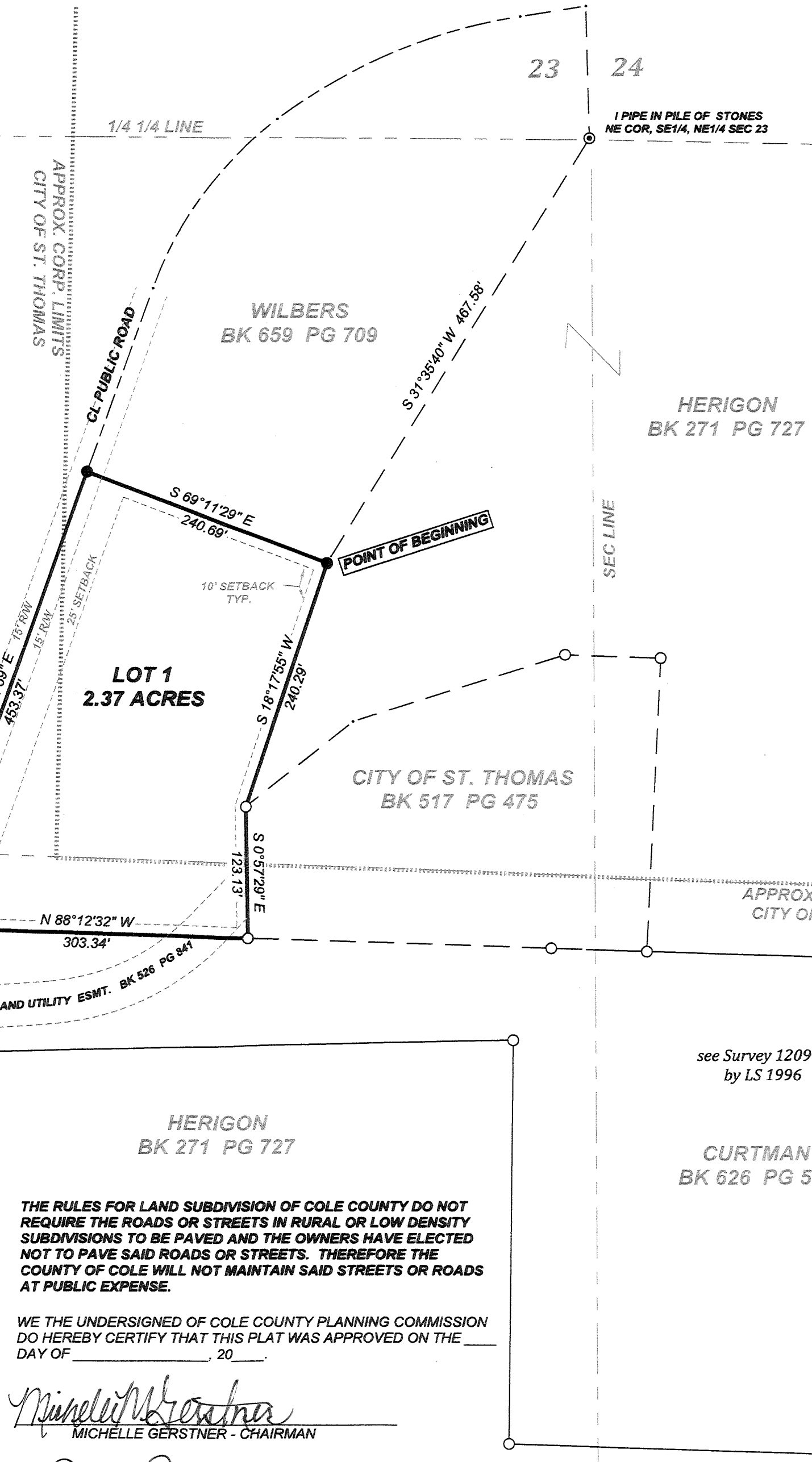
Ralph C. Bray, Recorder

LEGEND		
•	POINT	
○	IRON FOUND	
●	IRON SET	
⊙	IRON PIPE FOUND	

JEANNE'S SUBDIVISION
H&H SURVEYS & CONSULTANTS, LLC
132 GREEN RIDGE TRAIL, LINN, MO 65051
LLC LIC. #2017005275 PHONE 573-897-0132
E. FOWLER ST. SEC. 23 T42N - R12W

FILE NAME L HERIGON.trv	DATE 11-30-2018	DRAWN BY KRH
SCALE 100 Ft/in	REVISION 1/1	SHEET 1/1
JOB 180501		

This map drawn with TRAVERSE PC, Software



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 COUNTY OF COLE WILL NOT MAINTAIN SAID STREETS OR ROADS AT PUBLIC EXPENSE.

WE THE UNDERSIGNED OF COLE COUNTY PLANNING COMMISSION DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, 20__.

Michelle Gerstner
MICHELLE GERSTNER - CHAIRMAN

Larry J. Benz
LARRY J. BENZ P.E. DIRECTOR