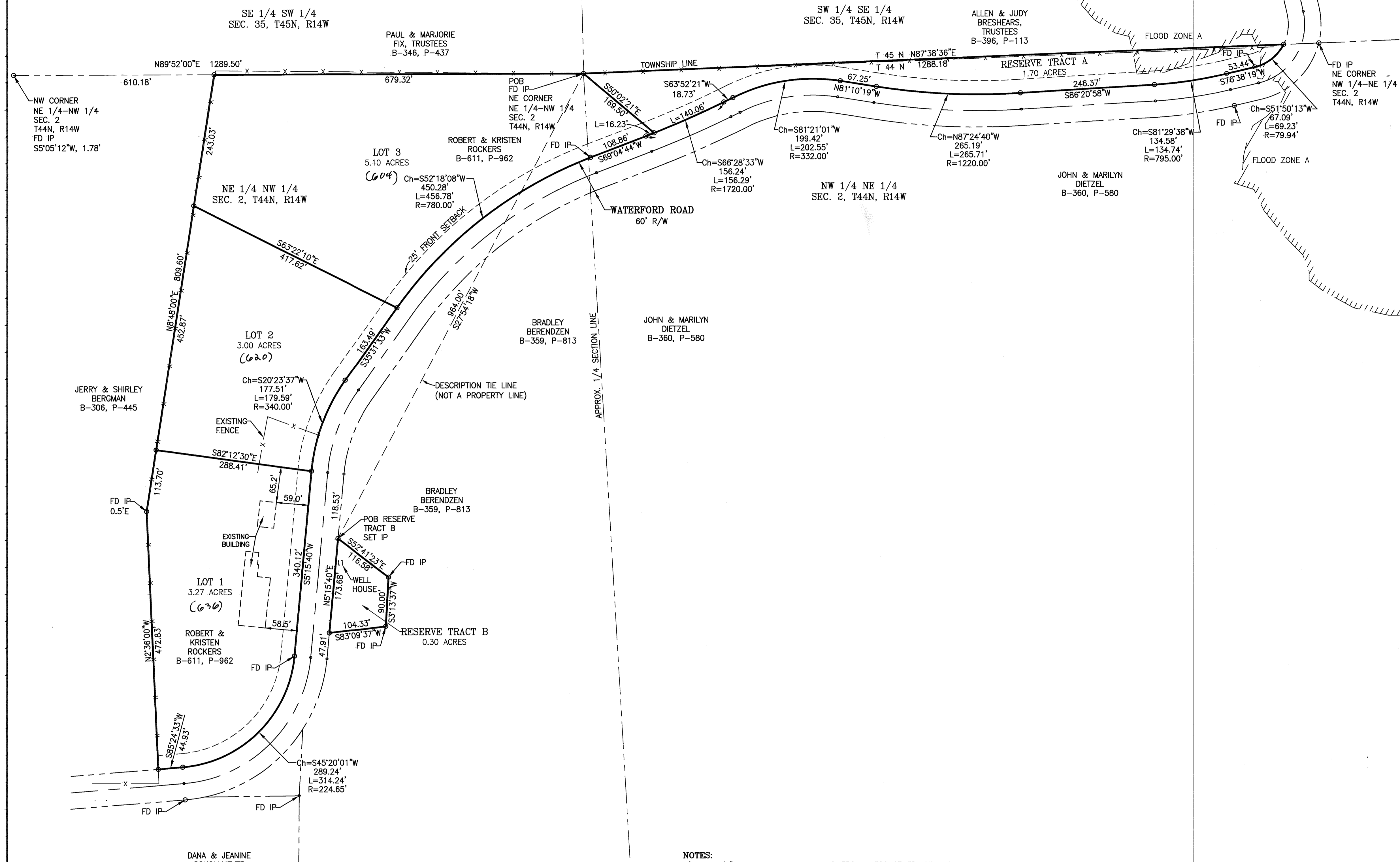


ROCKERS HILLTOP SUBDIVISION

PART OF THE N 1/2 OF SECTION 2
TOWNSHIP 44 NORTH, RANGE 14 WEST
COLE COUNTY, MISSOURI
RURAL DENSITY RESIDENTIAL
13.37 ACRES TOTAL



PROPERTY BOUNDARY DESCRIPTION
Part of the North Half of Section 2, Township 44 North, Range 14 West, Cole County, Missouri, being more particularly described as follows:

BEGINNING at the northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 2; thence N87°38'36"E, along the Township Line, 1288.18 feet to a point on the westerly right-of-way line of Waterford Road; thence along the westerly and northerly right-of-way line of Waterford Road the following courses: southwesterly on a curve to the right having a radius of 79.94 feet, an arc distance of 69.23 feet (Ch=S51°50'13"W, 67.09 feet); thence S76°38'19"W, 53.44 feet; thence southwesterly on a curve to the right having a radius of 795.00 feet, an arc distance of 134.74 feet (Ch=S81°29'38"W, 134.58 feet); thence S86°20'58"W, 246.37 feet; thence westerly on a curve to the right having a radius of 1220.00 feet, an arc distance of 265.71 feet (Ch=N87°24'40"W, 265.19 feet); thence N81°10'19"W, 67.25 feet; thence southwesterly on a curve to the left having a radius of 332.00 feet, an arc distance of 202.55 feet (Ch=S81°21'01"W, 199.42 feet); thence S63°52'21"W, 18.73 feet; thence southwesterly on a curve to the right having a radius of 1720.00 feet, an arc distance of 156.29 feet (Ch=S66°28'33"W, 156.24 feet); thence S69°04'44"W, 108.86 feet; thence southwesterly on a curve to the left having a radius of 780.00 feet, an arc distance of 456.78 feet (Ch=S52°18'08"W, 450.28 feet); thence S35°31'33"W, 163.49 feet; thence southwesterly on a curve to the left having a radius of 340.00 feet, an arc distance of 179.59 feet (Ch=S20°23'37"W, 177.51 feet); thence S5°15'40"W, 340.12 feet; thence southwesterly on a curve to the right having a radius of 224.65 feet, an arc distance of 314.24 feet (Ch=S45°20'01"W, 289.24 feet); thence S85°24'33"W, 44.93 feet to a point on the westerly boundary of the property described in Book 611, page 962, Cole County Recorder's Office; thence N2°36'00"E, along the westerly boundary of said property described in Book 611, page 962, 472.83 feet; thence N8°48'00"E, continuing along the westerly boundary of said property described in Book 611, page 962, 809.80 feet to a point on the Township Line; thence N89°52'00"E, along the Township Line, 679.32 feet to the point of beginning. Containing 13.07 acres.

PROPERTY BOUNDARY DESCRIPTION - RESERVE TRACT B
Part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 44 North, Range 14 West, Cole County, Missouri, being more particularly described as follows:

From the northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 2; thence S27°54'18"W, on a direct line, 964.00 feet to a point on the boundary of the property described in Book 359, page 813, Cole County Recorder's Office, also being a point on the easterly right-of-way line of Waterford Road and the POINT OF BEGINNING for this description; thence along the boundary of said property described in Book 359, page 813 the following courses: S52°41'23"E, 116.58 feet; thence S3°13'37"W, 90.00 feet; thence S83°09'37"W, 104.33 feet to a point on the easterly right-of-way line of Waterford Road; thence leaving the boundary of said property described in Book 359, page 813, N5°15'40"E, along the easterly right-of-way line of Waterford Road, 173.68 feet to the point of beginning. Containing 0.30 acres.

OWNER'S CERTIFICATE
Know all men by these presents that We, the undersigned, being the owners of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into a Lots & Tracts, and on this plat, the lot numbers and sizes are fully and truly set forth. This subdivision shall be known as "ROCKERS HILLTOP SUBDIVISION".

All taxes due and payable against said property have been paid in full.
In Witness whereof, the undersigned owners of said tract have hereunto set their hand and seal this 30th day of July, 2015.

Robert J. Rockers
Robert J. Rockers
Kristen M. Rockers
Kristen M. Rockers

STATE OF MO }
COUNTY OF Pettis } ss

On this 30 day of July, 2015, 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.

In Witness whereof, I have hereunto set my hand and affixed my seal this day 30 of July, 2015.

My Commission Expires: June 27, 2016
Kathleen
Kathleen
Notary Public,

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

Michelle Gerstner
Michelle Gerstner,
Planning Commission Chairman
Larry J. Benz
Larry J. Benz, P.E.,
Director of Public Works

Document No. 201508418

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 26 day of August, 2015.

at 10 O'clock and 11:04 Minutes A.M.,

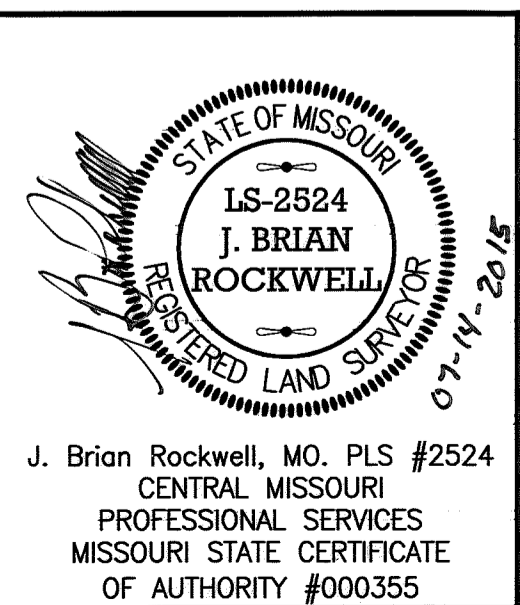
recorded in Book 12, Page 809.

Ralph C. Bray, Jr., Recorder
Deputy

COPY

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Bob Rockers, a Property Boundary Survey was made under my personal direction regarding the property shown and described on this plat and that the results are represented correctly. This survey was executed in accordance with the current Missouri Minimum Standards for an Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 14th day of July, 2015.



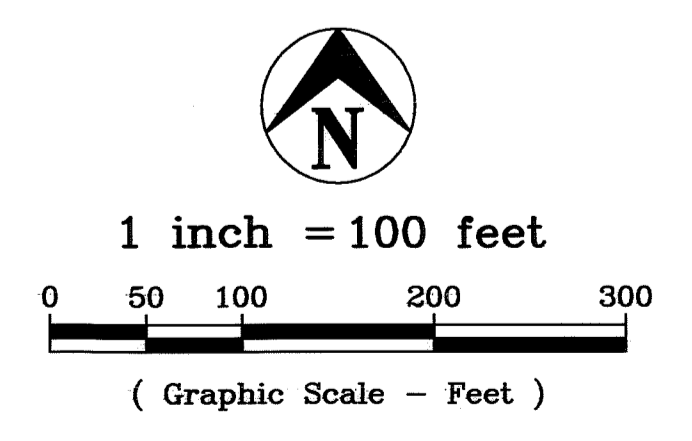
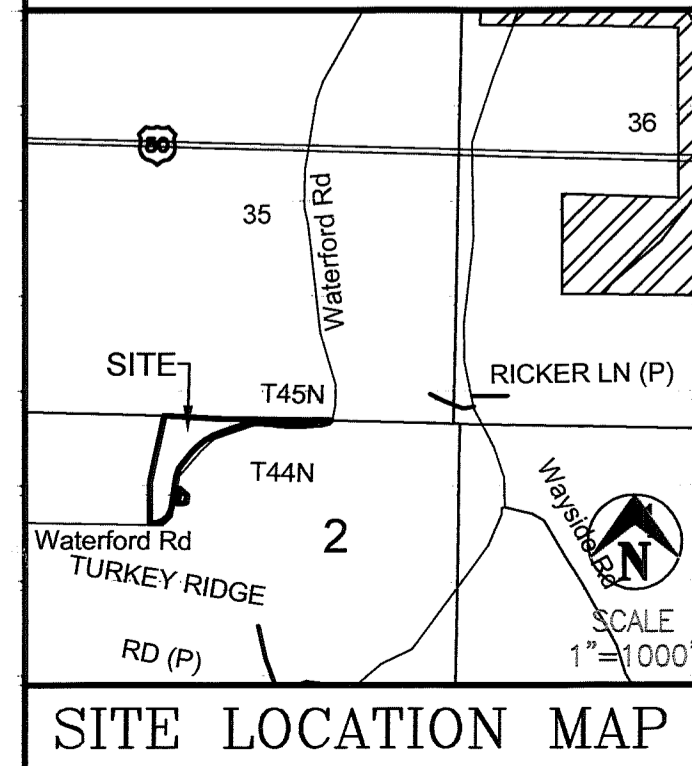
Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING
2500 E. McCARTY Phone (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE **ROCKERS HILLTOP SUBDIVISION**
636 WATERFORD ROAD, CENTERTOWN, MO.

FOR **ROBERT & KRISTEN ROCKERS**

DATE 06/14/2015	DRN. BY J.B.R.	SCALE 1" = 100'	BOOK
REV. DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 02-044

- NOTES:**
- 1.) SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - 2.) BEARING BASE: EASTERLY LINE OF THE PROPERTY DESCRIBED IN BOOK 359, PAGE 813, COLE COUNTY RECORDER'S OFFICE.
 - 3.) RECORD SOURCE: ROBERT J. & KRISTEN M. ROCKERS, BOOK 611, PAGE 962, COLE COUNTY RECORDER'S OFFICE.
 - 4.) EXCEPT AS SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY APPLY TO THE SUBJECT PROPERTY: RECORD EASEMENTS, BUILDING SETBACKS, RESTRICTIONS, ZONING OR ANY OTHER LAND USE REGULATIONS OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 5.) RESERVE TRACT A IS NOT AN INDIVIDUAL BUILDING LOT AND CAN ONLY BE TRANSFERRED TO AN ADJACENT PROPERTY OWNER.
 - 6.) RESERVE TRACT B IS NOT AN INDIVIDUAL BUILDING LOT AND CAN ONLY BE TRANSFERRED TO AN ADJACENT PROPERTY OWNER OR LOT 1 OF THIS PLAT.
 - 7.) EXCEPT FOR THE AREA SHOWN HEREON THAT LIES WITHIN ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED), THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0235D, EFFECTIVE DATE: DECEMBER 2, 2005.
 - 8.) LAND USE - RURAL DENSITY
SEWER - PRIVATE
ELECTRIC - AMEREN UE
WATER - PRIVATE
TELEPHONE - CENTURYLINK



J:\Brockwell\2015\13-086-BRINETA-127-ROTATED-ROCKERS.dwg, ROCKERS SUBD., 7/14/2015 11:01:16 PM, Brockwell, 1:00