

SCENIC RIDGE SUBDIVISION

3.00 ACRES
LOW DENSITY / RESIDENTIAL

GARY A. LUEBBERING TRUSTEE
LINDA C. LUEBBERING TRUSTEE
APPROX. 310 REMAINING ACRES

PARENT TRACT
B-546 P-789

PROPERTY DESCRIPTION

Part of the East Half of the Northwest Quarter of the Northeast Quarter of Section 14, Township 42 North, Range 12 West, Cole County, Missouri; more particularly described as follows: From the southeast corner of the East Half of the Northwest Quarter of the Northeast Quarter of said Section 14; thence N88°10'54"W, along the south line of the East Half of the Northwest Quarter of the Northeast Quarter of said Section 14, 22.00 feet to the northeasterly corner of WILD CHERRY LANE; thence N88°10'54"W, along the northerly line of WILD CHERRY LANE, 20.00 feet; thence N81°08'02"W, 293.04 feet to the point of beginning for this description; thence N00°10'34"E, 512.65 feet; thence N89°18'32"W, 254.92 feet; thence S00°10'34"W, 512.65 feet; thence S89°18'32"E, 254.92 feet to the point of beginning. Containing 3.00 acres.

INGRESS, EGRESS AND GENERAL UTILITY EASEMENT

Part of the East Half of the Northwest Quarter of the Northeast Quarter of Section 14, Township 42 North, Range 12 West, Cole County, Missouri; more particularly described as follows: From the southeast corner of the East Half of the Northwest Quarter of the Northeast Quarter of said Section 14, thence N88°10'54"W, along the south line of the East Half of the Northwest Quarter of the Northeast Quarter of said Section 14, 22.00 feet to the northeasterly corner of WILD CHERRY LANE and the point of beginning for this description; thence N88°10'54"W, along the northerly line of WILD CHERRY LANE, 20.00 feet; thence N81°08'02"W, 293.04 feet; thence N00°10'34"E, 70.48 feet; thence S86°57'54"E, 335.00 feet; thence S14°21'14"W, 101.72 feet to the point of beginning. Containing 0.56 acres.

OWNER'S 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 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. This subdivision shall be known as SCENIC RIDGE 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 12th day of February, 2009.

Gary A. Luebbering
GARY A. LUEBBERING Trustee of the GARY A. LUEBBERING and LINDA C. LUEBBERING REVOCABLE TRUST u/t/a dated March 19, 2007

Linda C. Luebbering
LINDA C. LUEBBERING, Trustee of the GARY A. LUEBBERING and LINDA C. LUEBBERING REVOCABLE TRUST u/t/a dated March 19, 2007

State of Missouri)
County of Cole)

On this 12th day of February, 2009, before me personally did appear the above signed property owners, who executed the instrument and acknowledged the same to be their free act and deed. In Witness whereof, I have hereunto set my hand and seal this 12th day of February, 2009.

Daniel G. Robinett
Notary Public
My Commission Expires: 9/18/12



DANIEL G. ROBINETT
My Commission Expires
September 18, 2012
Cole County
Commission #09699554

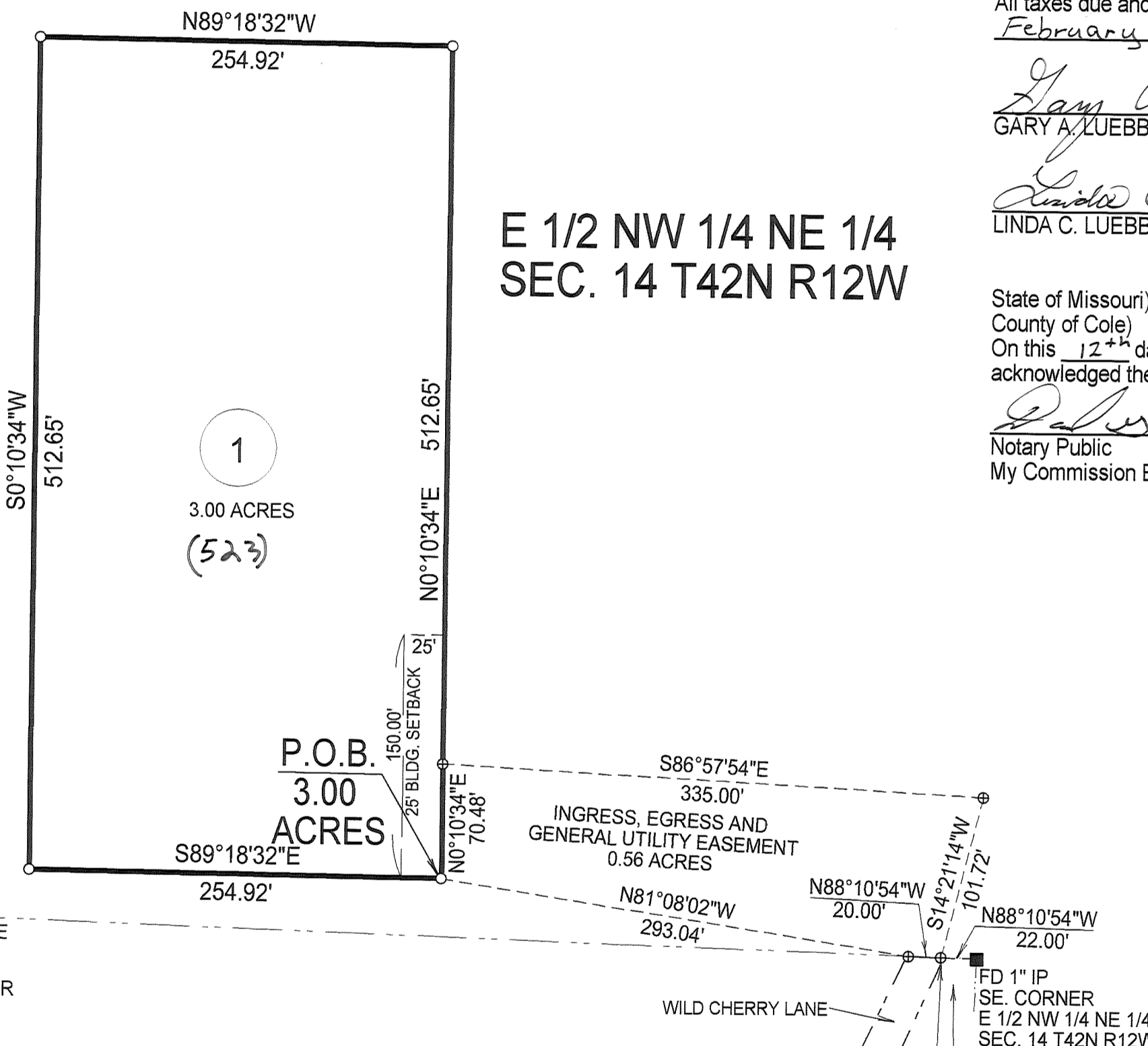
SURVEYOR'S CERTIFICATE

This is to certify that at the request of CASSIDY LUEBBERING 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 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 10th day of February, 2009.



2/10/2009



P.O.B. INGRESS,
EGRESS AND
GENERAL UTILITY
EASEMENT

DARYL J. KROLL
CARLA S. EVERS
B-339 P-350
(BEARING BASE)

COPY

State of Missouri) County of Cole) Document No. 200902570
Filed for record 25 day of February, 2009
at 1 o'clock and 58:29 minutes P. m.,
recorded in Book 12, Page 654.
Larry D. Rademan, Recorder
Deputy

MID MISSOURI SURVEYING CO. LLC 2610 BALD HILL ROAD JEFFERSON CITY MO. 65101			
TITLE SCENIC RIDGE SUBDIVISION			
FOR CASSIDY LUEBBERING			
DATE 1/19/2009	BOOK NO. 51	SCALE 1" = 80'	DRN. BY AW
REVISION DATE	CKD. BY	SHEET OF	JOB NO. 108-20

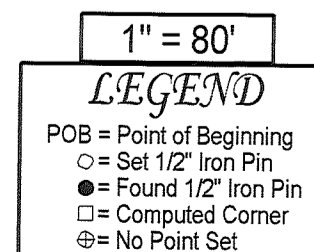
NOTE:
The lot in this subdivision conforms to the requirements for Low Density Residential as set forth by the Subdivision Design and Improvements Standards in the rules for Land Subdivision of Cole County and amendments thereto. The 25' front building line and 10' building lines for the side and rear property lines shall conform to County Planning regulations for Cole County.
This property is Not within the 100 year Flood Boundary as shown by Map No. 29051C0250D dated December 2, 2005.
Water Supply - Individual
Sanitary Sewer - Individual
Electrical Power - Three Rivers
Telephone - Embargo
Land Use - Residential

"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 owner has elected not to pave said roads or streets. Therefore the County of Cole will not pave said streets or roads at public expense." The owner is to install sign stating "PRIVATE STREETS MAINTAINED BY PROPERTY OWNERS"

"We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on this 10 day of February, 2009"

Duane Amos
Duane Amos, Chairman

Larry J. Benz
Larry J. Benz, P.E., Director



S0254