

STAN'S SUBDIVISION

LOW DENSITY COMMERCIAL
1.04 ACRES

PROPERTY BOUNDARY DESCRIPTION - LOT 1

Part of the Southwest Quarter of the Southwest Quarter of Section 31, Township 44 North, Range 10 West, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 31; thence N2°42'31"W, along the Range Line, 171.84 feet to the northwesterly corner of the tract described in Book 458, page 5, Cole County Recorder's Office; thence N87°19'33"E, along the northerly line of said tract described in Book 458, page 5, 111.97 feet to the POINT OF BEGINNING for this description; thence N0°12'11"W, 166.77 feet; thence N64°16'04"E, 170.50 feet; thence S34°42'22"E, 121.27 feet; thence southerly, on a curve to the right having a radius of 112.59 feet, an arc distance of 103.29 feet (Ch=S8°25'29"E, 99.70 feet); thence S17°51'24"W, 33.51 feet to the northerly line of said tract described in Book 458, page 5; thence S87°19'33"W, along the northerly line of said tract described in Book 458, page 5, 226.63 feet to the POINT OF BEGINNING. Containing 1.04 Acres.

60' INGRESS/EGRESS EASEMENT (PRIVATE)

A 60.00 foot wide strip of land across part of the the Southwest Quarter of the Southwest Quarter of Section 31, Township 44 North, Range 10 West and part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 43 North, Range 10 West, partly in the Village of Taos, Cole County, Missouri, said 60.00 foot wide strip of land lying 30.00 feet each side of and adjacent to the following described centerline:

From the southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 31; thence N2°42'31"W, along the Range Line, 171.84 feet to the northwesterly corner of the tract described in Book 458, page 5, Cole County Recorder's Office; thence N87°19'33"E, along the northerly line of said tract described in Book 458, page 5, 111.97 feet; thence N0°12'11"W, 166.77 feet; thence N64°16'04"E, 170.50 feet; thence N55°17'38"E, 30.00 feet to the POINT OF BEGINNING for the following described centerline; thence S34°42'22"E, 121.27 feet; thence southerly on a curve to the right having a radius of 142.59 feet, an arc distance of 130.81 feet (Ch=S8°25'29"E, 126.27 feet); thence S17°51'24"W, 210.45 feet; thence S14°06'42"W, 225.36 feet; thence southerly on a curve to the right having a radius of 333.00 feet, an arc distance of 141.72 feet (Ch=S26°18'13"W, 140.65 feet); thence S38°29'44"W, 29.23 feet; thence southerly on a curve to the left having a radius of 122.00 feet, an arc distance of 122.42 feet (Ch=S9°44'52"W, 117.35 feet); thence S18°59'59"E, 231.66 feet; thence S8°54'17"E, 77.45 feet; thence S3°15'48"E, 30.00 feet to the southerly boundary of the property described in Book 414, page 403, Cole County Recorder's Office and the POINT OF TERMINATION.

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 lot, and on this plat, the lot number and size is fully and truly set forth. This subdivision shall be known as "STAN'S 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 29th day of May, 2012.

Stan G. Forck
Stan G. Forck
Jackie M. Forck
Jackie M. Forck

STATE OF Missouri } ss
COUNTY OF Cole }

On this 29th day of May, 2012, 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 29th of May, 2012.

My Commission Expires: August 20, 2015.

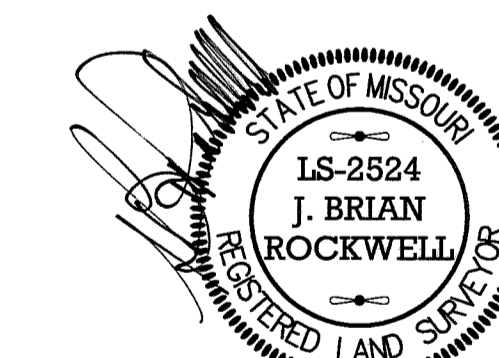
Gregory Dorge
Notary Public,
Gregory Dorge

GREGORY DORGE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 11207066
My Commission Expires: 08/20/2015

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Stan Forck, 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 23rd day of May, 2012.



May 23rd, 2012
J. Brian Rockwell, MO. PLS #2524

COPY

Document No. 2012.06468

STATE OF MISSOURI } ss
COUNTY OF COLE }

Filed for record 6 day of June, 2012.

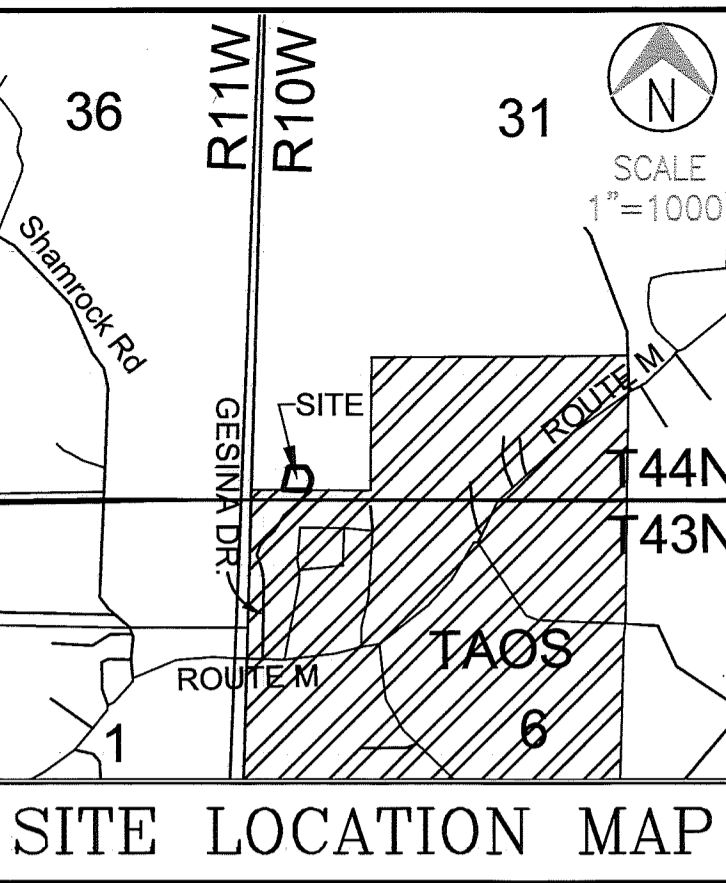
at 10 o'clock and 17 Minutes A.M.,
recorded in Book 12, Page 774.

Larry D. Rademan, Recorder

Deputy

Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101 Phone (573) 634-3455 FAX (573) 634-8898			
TITLE STAN'S SUBDIVISION PART OF THE SW 1/4 SW 1/4 SEC. 31, T44N, R10W			
FOR STAN FORCK			
DATE	DRN. BY	SCALE	BOOK
4/24/2012	J.B.R.	1" = 60'	DC
REV. DATE	CKD. BY	SHEET	JOB NO.
	K.M.B., C.F.B.	1 of 1	12-032

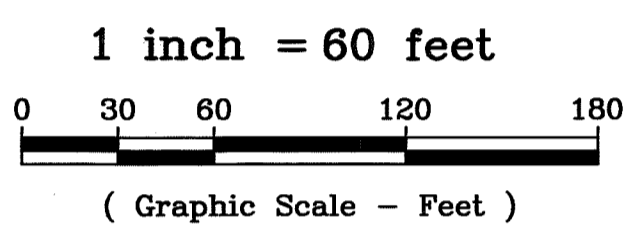
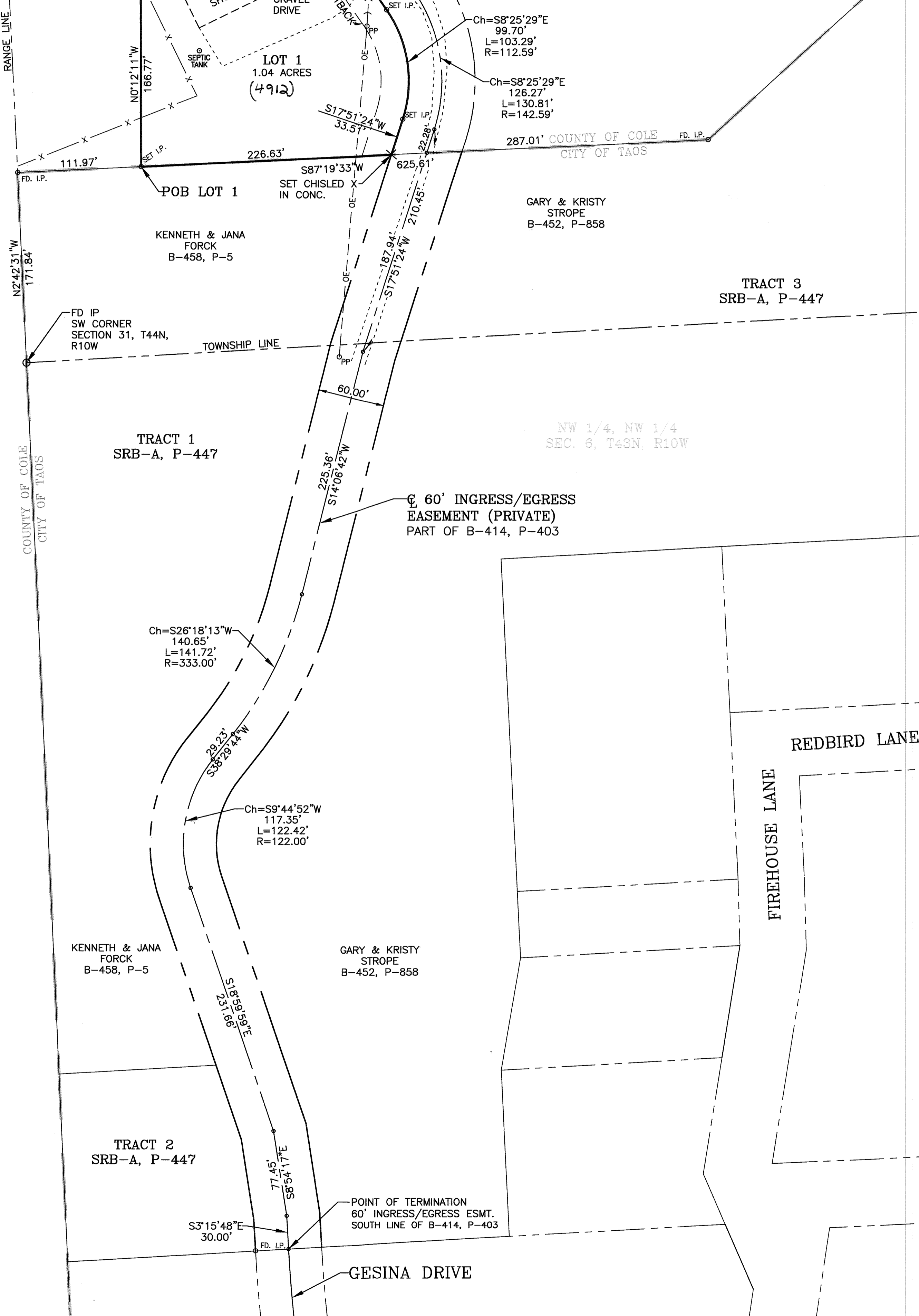
ccpw 5/2/12



RAYMOND & IRMA
KLEFFNER, TRUSTEES
B-376, P-905

POB 60' INGRESS/EGRESS
EASEMENT (PRIVATE)
PARENT TRACT
STAN G. & JACKIE M.
FORCK
B-414, P-403
23.11± acres Remainder

SW 1/4, SW 1/4
SEC. 31, T44N, R10W



THE COUNTY OF COLE WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OR THE IMPROVEMENT OF THE PRIVATE ROADS AT PRESENT OR IN THE FUTURE. INSTALLATION OF ROAD SIGNS AND ALL MAINTENANCE OF THIS ROADWAY SHALL BE THE SOLE RESPONSIBILITY OF ANY AND ALL PARTIES HAVING EASEMENT RIGHTS FOR THE USE THEREOF, AS WELL AS ANY COST INCURRED IN MAINTAINING OR IMPROVING THE SAME.

OWNERS TO CONSTRUCT AND PLACE SIGN STATING "PRIVATE STREETS MAINTAINED BY THE PROPERTY OWNERS" AS REQUIRED BY THE COLE COUNTY RULES FOR LAND SUBDIVISION FOR DEVELOPMENT AND CONSTRUCTION, SECTION 5.8-STREET CONSTRUCTION.

BEARING BASE: SURVEY RECORDED IN SURVEY RECORD BOOK A, PAGE 447, COLE COUNTY RECORDER'S OFFICE.

THIS PROPERTY IS IN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0165D, EFFECTIVE DATE: DECEMBER 2, 2005.

NOTES:
LAND USE - LOW DENSITY
SEWER - PRIVATE
ELECTRIC - THREE RIVERS
WATER - PRIVATE
TELEPHONE - EMBARQ

THE LOT IN THIS SUBDIVISION CONFORMS TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.

THE FRONT SET BACK LINES SHALL BE 25 FEET FROM THE PROPERTY LINE THE SIDE AND REAR SET BACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.

SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 5 day of May, 2012.

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