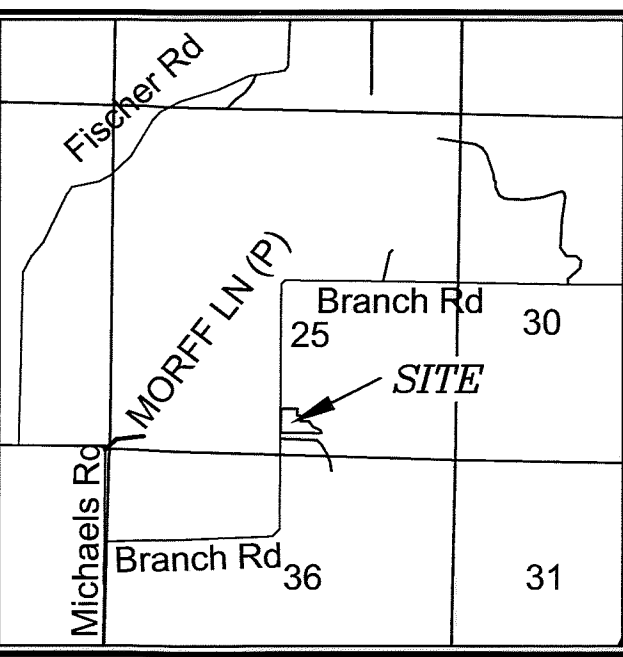
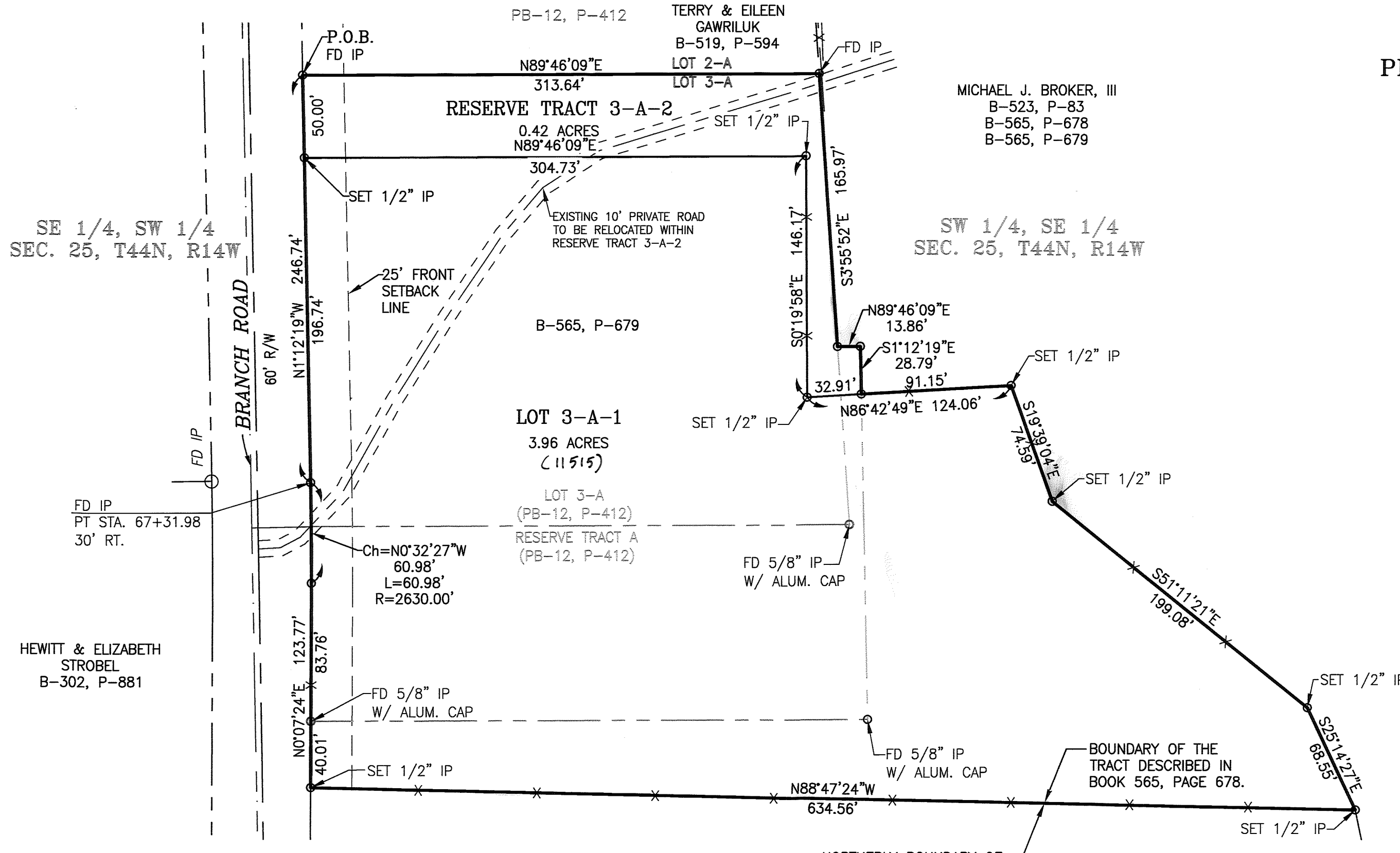


REPLAT OF TAHOE RANCH SUBDIVISION



SITE LOCATION MAP

**NOTES:**  
 LAND USE - LOW DENSITY  
 SEWER - PRIVATE  
 ELECTRIC - THREE RIVERS  
 WATER - RUSSELLVILLE WATER DISTRICT  
 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 SIDE AND REAR SET BACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.

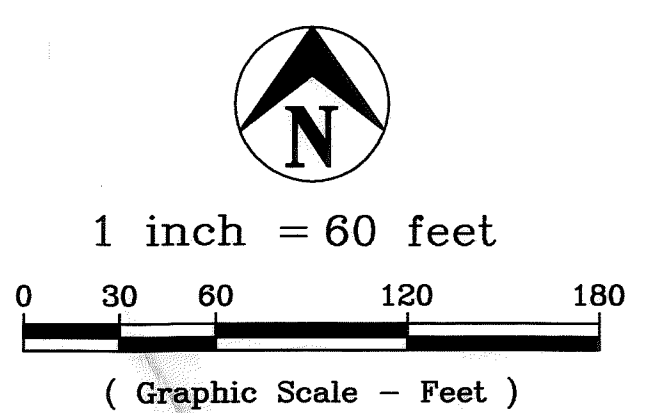
SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 8 day of July, 2008.

*Duane Amos*  
 Duane Amos, Chairman

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

- NOTES:**
- 1.) RECORD SOURCE:  
 MICHAEL J. BROKER, III  
 BOOK 523, PAGE 83  
 BOOK 565, PAGE 678  
 BOOK 565, PAGE 679  
 REMAINDER: 26.3± ACRES
  - 2.) THESE LOTS TRACT A 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 29051C0100D, EFFECTIVE DATE: DECEMBER 2, 2005.
  - 3.) ALL PREVIOUSLY PLATTED BUILDING LINES AND EASEMENTS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 412, COLE COUNTY RECORDER'S OFFICE, THAT LIE WITHIN THE BOUNDARY OF LOT 3-A-1 AND RESERVE TRACT 3-A-2 ARE HEREBY VACATED BY THE APPROVAL AND RECORDING OF THIS PLAT.
  - 4.) RESERVE TRACT 3-A-2 IS NOT AN INDIVIDUAL BUILDING LOT AND IS TO BE RETAINED BY THE OWNER OF THE TRACT DESCRIBED IN BOOK 565, PAGE 678, COLE COUNTY RECORDER'S OFFICE.



BEARING BASE: REPLAT OF TAHOE RANCH SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGE 412, COLE COUNTY RECORDER'S OFFICE.

REPLAT OF LOT 3-A AND RESERVE TRACT A  
 of the REPLAT OF TAHOE RANCH SUBDIVISION  
 PLAT BOOK 12, PAGE 412, COLE COUNTY RECORDER'S OFFICE AND  
 PART OF THE SW 1/4 OF THE SE 1/4  
 SEC. 25, TOWNSHIP 44 NORTH, RANGE 14 WEST  
 LOW DENSITY RESIDENTIAL

**PROPERTY BOUNDARY DESCRIPTION**  
 Part of the Southwest Quarter of the Southeast Quarter of Section 25, Township 44 North, Range 14 West, all of Lot 3-A and all of Reserve Tract A of the REPLAT OF TAHOE RANCH SUBDIVISION, as recorded in Plat Book 12, page 412, Cole County Recorder's Office, being a subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 25, Township 44 North, Range 14 West, Cole County, Missouri, more particularly described as follows:

BEGINNING at an iron pin marking the northwest corner of said Lot 3-A, thence N89°46'09"E, along the northerly line of said Lot 3-A, 313.64 feet to the northeasterly corner thereof; thence S3°55'52"E, along the easterly line of said Lot 3-A, 165.97 feet to the boundary of said Reserve Tract A; thence N89°46'09"E, along the boundary of said Reserve Tract A, 13.86 feet; thence S1°12'19"E, continuing along the boundary of said Reserve Tract A, 28.79 feet; thence N86°42'49"E, 91.15 feet; thence S19°39'04"E, 74.59 feet; thence S51°11'21"E, 199.08 feet; thence S25°14'27"E, 68.55 feet to the boundary of the tract described in Book 409, page 796, Cole County Recorder's Office, also being the boundary of the tract described in Book 565, page 678, Cole County Recorder's Office; thence N88°47'24"W, along the boundary of said tracts described in Book 409, page 796 and Book 565, page 678, 634.56 feet, to a point on the easterly right-of-way line of Branch Road, thence northerly, along the easterly right-of-way line of said Branch Road the following courses: N0°07'24"E, 123.77 feet; thence a curve to the left, having a radius of 2630.00 feet, an arc distance of 60.98 feet (CH=N0°32'27"W, 60.98 feet); thence N1°12'19"W, 246.74 feet to the point of beginning. Containing 4.38 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 lot and Reserve Tract, and on this plat, the lot number and size is fully and truly set forth. This subdivision shall be known as "REPLAT OF LOT 3-A AND RESERVE TRACT A of the REPLAT OF TAHOE RANCH 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 5th day of August, 2008.

*Michael J. Broker III*  
 Michael J. Broker III

*Leslie Broker*  
 Leslie Broker

STATE OF Missouri } ss  
 COUNTY OF Cole }

On this 5th day of August, 2008, 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 5th of August, 2008.

My Commission Expires: 8-20-11

*Diedra Volkart*  
 Diedra Volkart  
 Notary Public,  
 Commission Expires August 20, 2011

**SURVEYOR'S CERTIFICATE**  
 This is to certify that at the request of Wendy Cavin, a survey and subdivision was made, under my personal direction, regarding the above described property and that the results of said survey are represented correctly on this plat. This survey was executed 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 seal and signature this 5th day of August, 2008.

Document No. 200806568

**COPY**

STATE OF MISSOURI } ss  
 COUNTY OF COLE }

Filed for record 11 day of August, 2008.  
 at 8 O'clock and 37-31 Minutes A. M.,  
 recorded in Book 12, Page 643.

LARRY D. RADEMAN, Recorder  
 Deputy

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

TITLE **REPLAT OF LOT 3-A AND RESERVE TRACT A of the REPLAT OF TAHOE RANCH SUBDIVISION PART OF THE SW 1/4, SE 1/4, SEC. 25, T44N, R14W, COLE CO.**

FOR **WENDY CAVIN**

|           |           |         |         |       |          |         |        |
|-----------|-----------|---------|---------|-------|----------|---------|--------|
| DATE      | 6/18/2008 | DRN. BY | JBR/KWF | SCALE | 1" = 60' | BOOK    | 782    |
| REV. DATE |           | CKD. BY | KMB     | SHEET | 1 OF 1   | JOB NO. | 03-131 |

T0065