

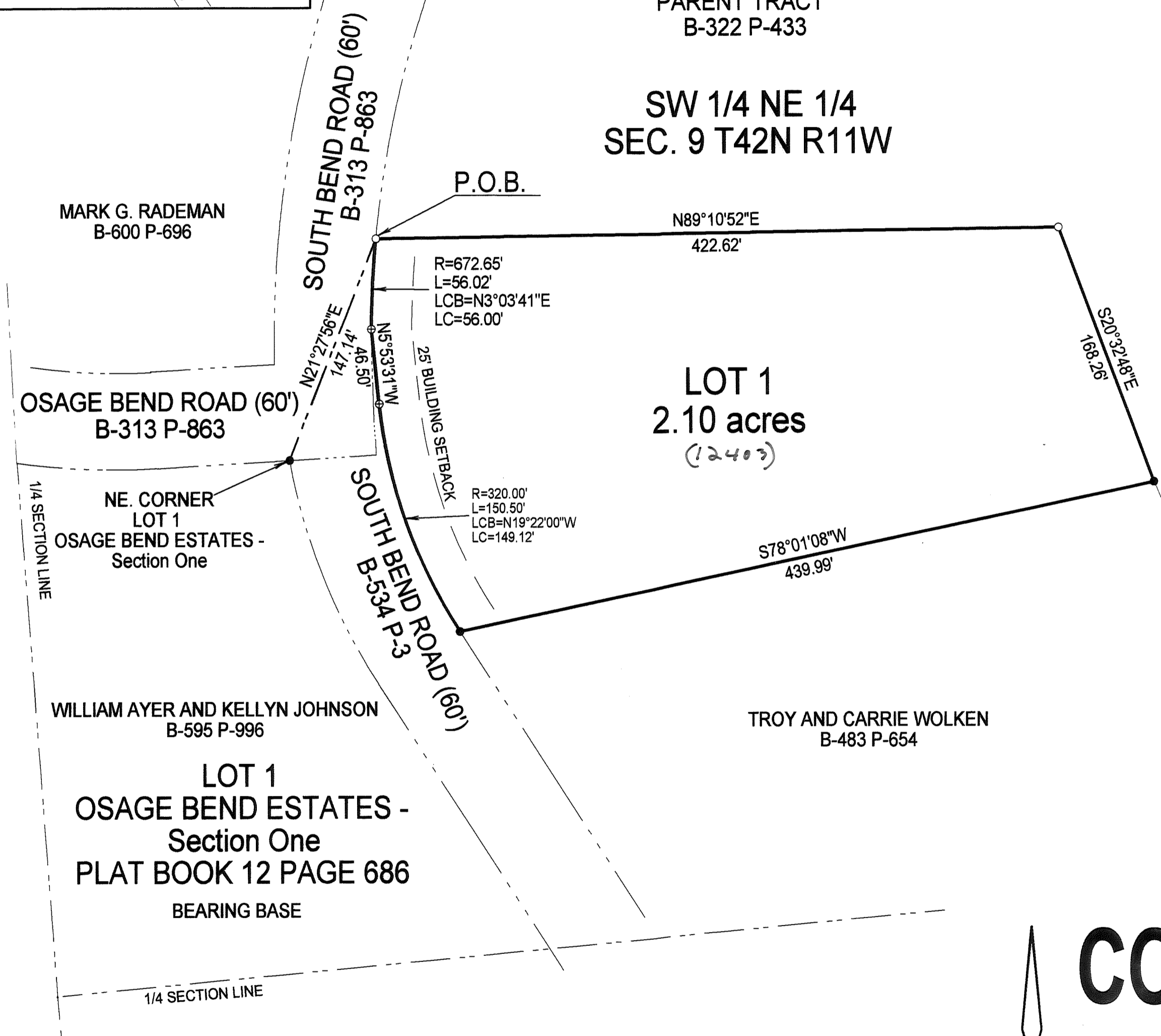
THREE GEORGE'S

2.10 ACRES
LOW DENSITY / RESIDENTIAL

GREG & CHARLOTTE BRAUN
APPROX. 9 REMAINING ACRES

PARENT TRACT
B-322 P-433

SW 1/4 NE 1/4
SEC. 9 T42N R11W



LOT 1
2.10 acres
(12403)

PROPERTY DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 42 North, Range 11 West, Cole County, Missouri; more particularly described as follows: From the northeast corner of Lot 1, of OSAGE BEND ESTATES-Section One, as per plat of record in Plat Book 12, Page 686, Cole County Recorder's Office; thence N21°27'56"E, 147.14 feet to the easterly right-of-way line of South Bend Road as described in Book 313, Page 863, Cole County Recorder's Office and the point of beginning for this description; thence N89°10'52"E, 422.62 feet; thence S20°32'48"E, 168.26 feet to the northeast corner of the property described in Book 483, Page 654, Cole County Recorder's Office; thence S78°01'08"W, along the northerly boundary of said property in Book 483, Page 654, 439.99 feet to the easterly right-of-way line of South Bend Road as described in Book 534, Page 3, Cole County Recorder's Office; thence northerly, along the easterly right-of-way line of South Bend Road as described in said Book 534, Page 3, Cole County Recorder's Office, on a curve to the right having a radius of 320.00 feet, an arc length of 150.50 feet, the chord being N19°22'00"W, 149.12 feet; thence N05°53'31"W, along the easterly right-of-way line of South Bend Road as described in said Book 534, Page 3, Cole County Recorder's Office, 46.50 feet to the easterly right-of-way line of South Bend Road as described in said Book 313, Page 863, Cole County Recorder's Office; thence northerly, along the easterly right-of-way line of South Bend Road as described in said Book 313, Page 863, Cole County Recorder's Office, on a curve to the right having a radius of 672.65 feet, an arc length of 56.02 feet the chord being N03°03'41"E, 56.00 feet to the point of beginning. Containing 2.10 acres.

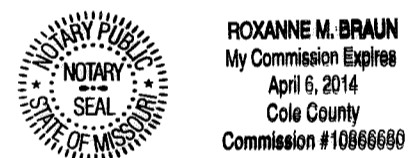
OWNER'S CERTIFICATE

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 THREE GEORGE'S. 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 16 day of November, 2012.

Gregory G. Braun
GREGORY G. BRAUN
Charlotte A. Braun
CHARLOTTE A. BRAUN

State of Missouri)
County of Cole)
On this 16th day of November, 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 seal this 16th day of November, 2012.

Roxanne M. Braun
Notary Public
My Commission Expires: April 6, 2014



SURVEYOR'S CERTIFICATE

This is to certify that at the request of Greg Braun 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 15th day of October, 2012.

Alan W. Ward, P.L.S. #2328



10/15/2012

COPY

1" = 60'

LEGEND

- POB = Point of Beginning
- = Set 1/2" Iron Pin
- = Found 1/2" Iron Pin
- = Set 5/8" Iron Pin
- = Found 5/8" Iron Pin
- ⊕ = No Point Set
- ⊙ = Found Pipe
- ⊗ = Found Stone
- ⊙ = Manhole
- N/F = Now or Formerly

State of Missouri)
County of Cole)
Document No. 201215577
Filed for record 12 day of December, 2012
at 10 o'clock and 39 minutes A. m.,
recorded in Book 12, Page 779.
Larry D. Rademan, Recorder
Deputy

MID MISSOURI SURVEYING CO. LLC 2610 BALD HILL ROAD JEFFERSON CITY MO. 65101 C.C.A.#200101142			
TITLE THREE GEORGE'S			
FOR GREG BRAUN			
DATE 10/15/2012	BOOK NO. 28	SCALE 1" = 60'	DRN. BY AW
REVISION DATE	CKD. BY	SHEET OF	JOB NO. 112-01

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 - CenturyLink
Land Use - Residential

"We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on this 17 day of November, 2012"
Michelle Gerstner
Michelle Gerstner, Chairman
Larry J. Benz
Larry J. Benz, P.E., Director

227W T0068