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

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 983, Cole County Recorder's Office and the point of beginning for this description; thence N89°10'52"E, 422.62 feet, thence S30°32'40"E, 156.26 feet to the southeast corner of the property described in Book 493, Page 654, Cole County Recorder's Office, thence S7°00'18"W, along the northerly boundary of said property in Book 483, Page 648, 439.95 feet to the easterly right-of-way line of South Bend Road as described in Book 314, 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 314, 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 N93°03'41"E, along the easterly right-of-way line of South Bend Road as described in said Book 314, 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 314, 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 314, 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°33'41"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 in the City of Jefferson City, County of Cole, State of Missouri.

GREGORY G. BRAUN
CHARLOTTE A. BRAUN

State of Missouri
County of Cole

On this 15th day of November, 2012, before me personally appeared 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 15th day of November, 2012.

NATAR PUBLIC
My Commission Expires: April 1, 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