

# CLEARVIEW HEIGHTS SUBDIVISION

SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 WEST COLE COUNTY, MISSOURI  
6.62 ACRES MEDIUM DENSITY / RURAL

**Note:**

1. Bearings and Distances in parenthesis are from recorded deed(s) or county right-of-way.
2. All monuments set are 1/2" Iron Pins, unless otherwise noted.
3. The lots in this subdivision conform to the requirements for Medium Density/Rural Residential as set forth by the Subdivision Design and Improvements Standards in the rules for Land Subdivision of Cole County and amendments thereto.
4. The building lines for the side and rear property lines shall conform to County Planning Regulations for Cole County.
5. Basis of Bearings is the coil of South 10 degrees 58 minutes West a distance of 339.69 feet on the east line of Lot 1.
6. Parent Tract Book 403 Page 203

Sanitary Sewer - Individual  
Electrical Power - Three Rivers  
Telephone - CenturyLink  
Water Supply - Individual  
Land Use - Residential

DRAWING DATE:	11/12/15
REVISIONS:	
DRAWN BY:	rm bth
SCALE:	1"=50'
PROJECT #:	15210
SHEET:	1 of 1
FIELD BOOK:	M-287 PG 34
MO LSC NO.	2352

**LEGAL DESCRIPTION**

A tract of land lying in the Northeast Quarter of Section 9, Township 42 North, Range 11 West, Cole County, Missouri and more particularly described as follows:

From the Southwest corner of the Northeast Quarter of said Section 9, commence easterly along the Quarter Section line, 388.4 feet, thence North 319.6 feet, thence North 39 degrees 58 minutes West, 587.6 feet, thence North 22 degrees 43 minutes East, 328.00 feet to an iron pin at the POINT OF BEGINNING, thence North 55 degrees 15 minutes West, 307.05 feet to an iron pin on the easterly right-of-way of South Bend Road, thence in a northeasterly direction along a curve to the left on the said easterly right-of-way having a radius of 1172.21 feet, 27.16 feet to an iron pin at the point of curvature at station 7+65.96, 30' left, thence along the said easterly right-of-way North 3 degrees 33 minutes 14 seconds east, 263.35 feet to an iron pin on the said easterly right-of-way at the point of tangency at station 4+82.61, 30' left, thence along a curve to the right in a northerly direction along the said easterly right-of-way having a radius of 674.09 feet, 130.59 feet to an iron pin, thence departing the right-of-way and commencing North 59 degrees 43 minutes East, 94.01 feet to an iron pin, thence North 22 degrees 59 minutes East, 83.40 feet to an iron pin, thence North 61 degrees 55 minutes West, 73.47 feet to an iron pin on the easterly right-of-way of South Bend Road, thence continuing on a curve to the right in a northeasterly direction on the said easterly right-of-way having a radius of 674.09 feet, 101.41 feet in a northeasterly direction to an iron pin at the point of curvature at station 1+78.67, 30' left, thence continuing on the said easterly right-of-way North 36 degrees 25 minutes 36 seconds East 46.06 feet to an iron pin at the intersection of the easterly right-of-way of South Bend Road and the southerly right-of-way of East Bend Road, thence continuing on the said southerly right-of-way in a southeasterly direction on a curve to the left having a radius of 498.00 feet, 168.43 feet to an iron pin at the point of tangency of East Bend Road at station 12+51.58, 30' right, thence along the said southerly right-of-way South 88 degrees 48 minutes 51 seconds East, 332.88 feet to an iron pin at the point of curvature at station 15+42.88, 30' right, thence along said southerly right-of-way in a southeasterly direction on a curve to the right with a radius of 270 feet, 145.82 feet to an iron pin, thence departing the said southerly right-of-way and commencing South 52 degrees 18 minutes West, 469.91 feet to an iron pin, thence South 10 degrees 58 minutes West, the basis of bearings for this legal description, 339.69 feet, returning an iron pin at the POINT OF BEGINNING.

Containing 6.62 Acres

**OWNER'S CERTIFICATE**

Know all men by these presents, that we, the undersigned, being the owners of the above described tract of land, have caused said tract to be surveyed and subdivided into lots and easements and on this plat the number of said lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public for public use forever, all easements, not presently of record, as shown on this plat, which shall be known as CLEARVIEW HEIGHTS SUBDIVISION.

All taxes due and payable against said property have been paid in full.

In testimony whereof, Daniel J. Jacquin and Holly D. Jacquin, husband and wife, to be sworn and did say that they are the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed this 13 day of November, 2015.

*Daniel J. Jacquin*  
Daniel J. Jacquin

*Holly D. Jacquin*  
Holly D. Jacquin

STATE OF MISSOURI )  
COUNTY OF COLE )

On this 13 day of November, 2015, before me appeared Daniel J. Jacquin and Holly D. Jacquin, husband and wife, to be sworn and did say that they are the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cole, Missouri, the day and year last above written.

*Candace L. Schmitt*  
Candace L. Schmitt  
Notary Public

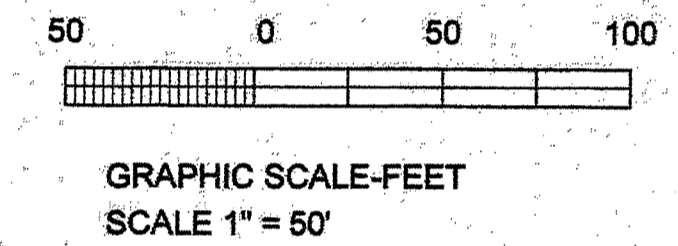
CANDACE L. SCHMITT  
Notary Public  
STATE OF MISSOURI  
COLE COUNTY  
My Commission Expires 11/15/2019  
Commission # 1196535

My commission expires: 11-15-2019

"We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on this 10 day of Nov. 2015."

*Michelle Gerstner*  
Michelle Gerstner, Chairman

*Shannon K. Liethermes*  
Shannon K. Liethermes,  
Senior Planner



**Legend**

- Found 5/8" Iron Pin
- Set 1/2" Iron Pin
- Right-of-way Marker
- ⊕ Government Corner
- △ No monument set or found
- Property Line
- Road Centerline

**COPY**

IN THE RECORDERS OFFICE

STATE OF MISSOURI )  
COUNTY OF COLE )

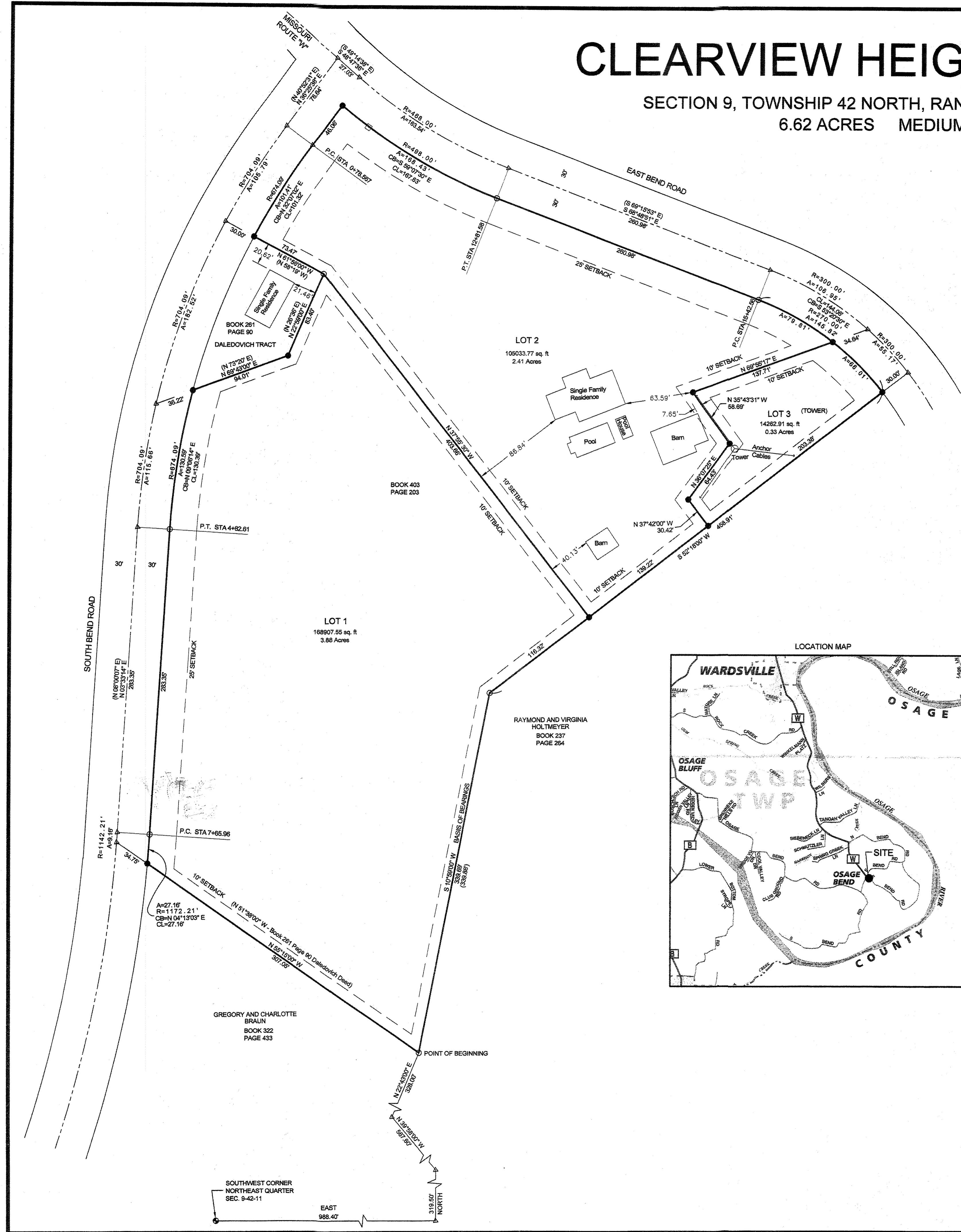
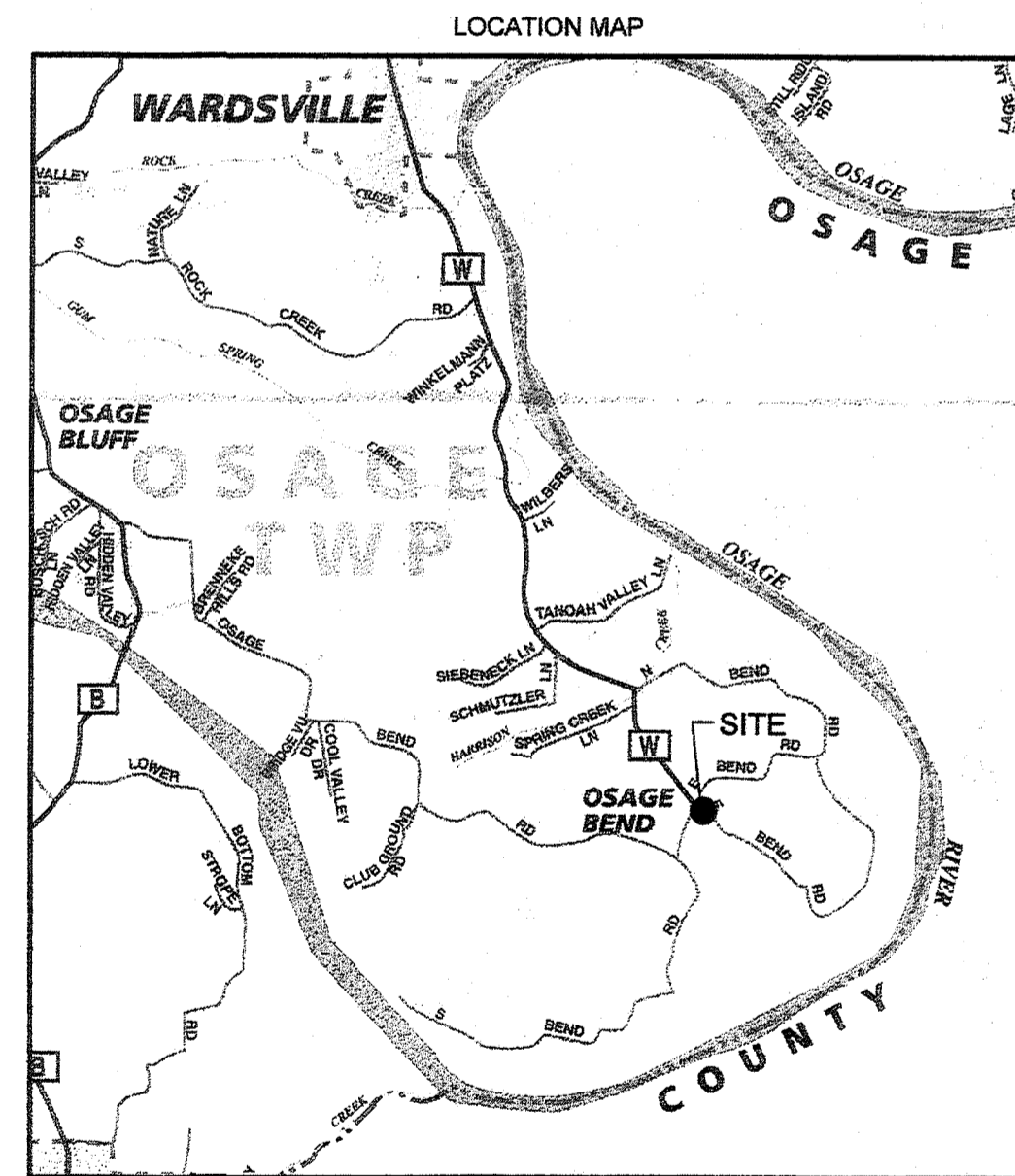
Filed for record this 10 day of November, 2015  
at 2 o'clock and 34.40 minutes P. M.  
recorded in Book 12, Page 215

Ralph C. Bray, Jr. Recorder of Deeds

**SURVEYOR'S CERTIFICATE**

I, ROCKNE C. MILLER, a registered Land Surveyor in the State of Missouri, during the month of October, 2015, by order of Daniel J. and Holly D. Jacquin, did survey, monument and plat a parcel of land located in Section 9, Township 42 North, Range 11 West, Cole County, Mo. The attached plat is a representation of the said survey. The survey was executed in accordance with the requirements of Suburban standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors contingent upon accurate and complete deed, easement and/or title information supplied to me by the client.

*Rockne C. Miller*  
ROCKNE C. MILLER  
MO. REG. NO. L.S. 2352  
CLASS OF SURVEY MEDIUM DENSITY/RURAL



CLEARVIEW HEIGHTS SUBDIVISION  
 SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 WEST  
 COLE COUNTY, MISSOURI

**MILLER COMPANIES**  
Environmental Services  
Engineering & Land Surveying  
C. Box 222  
Eng. (673) 946-8788 Fax: (673) 946-2884  
www.millerco.com



FILE LOCATION: r:\10D:\Documents and Settings\Miller\My Documents\Dan Jacquin Survey.dwg