

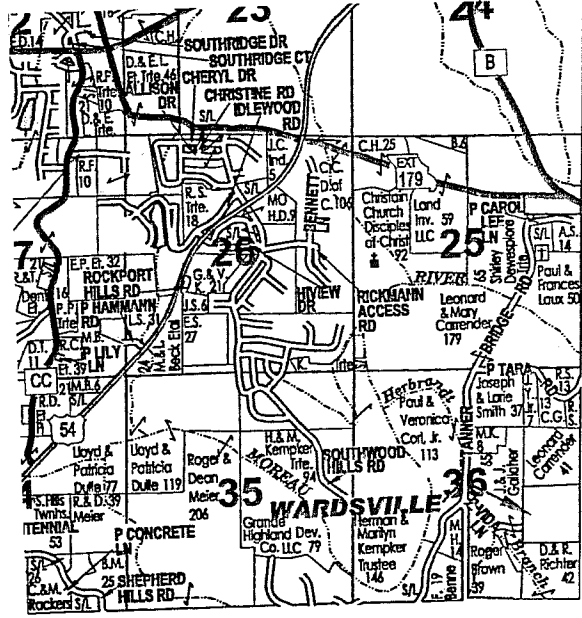
FINAL PLAT OF "MOREAU RIVER HILLS SUBDIVISION"

A 7.51-ACRE LOW DENSITY RESIDENTIAL SUBDIVISION LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 1, T43N AND IN THE SE 1/4 OF THE SW 1/4 OF SEC 36, T44N, R12W, COLE CO., MO.

N

GRAPHIC SCALE: 1" = 100'

0 50' 100' 200'



LOCATION MAP (NOT TO SCALE)

DATE:
DECEMBER 15, 2017

BEARING NOTE:
BEARINGS ARE FROM MGDOT
VRS NETWORK
STATE PLANE COORDINATES
(CENTRAL ZONE)

CONFLICT:

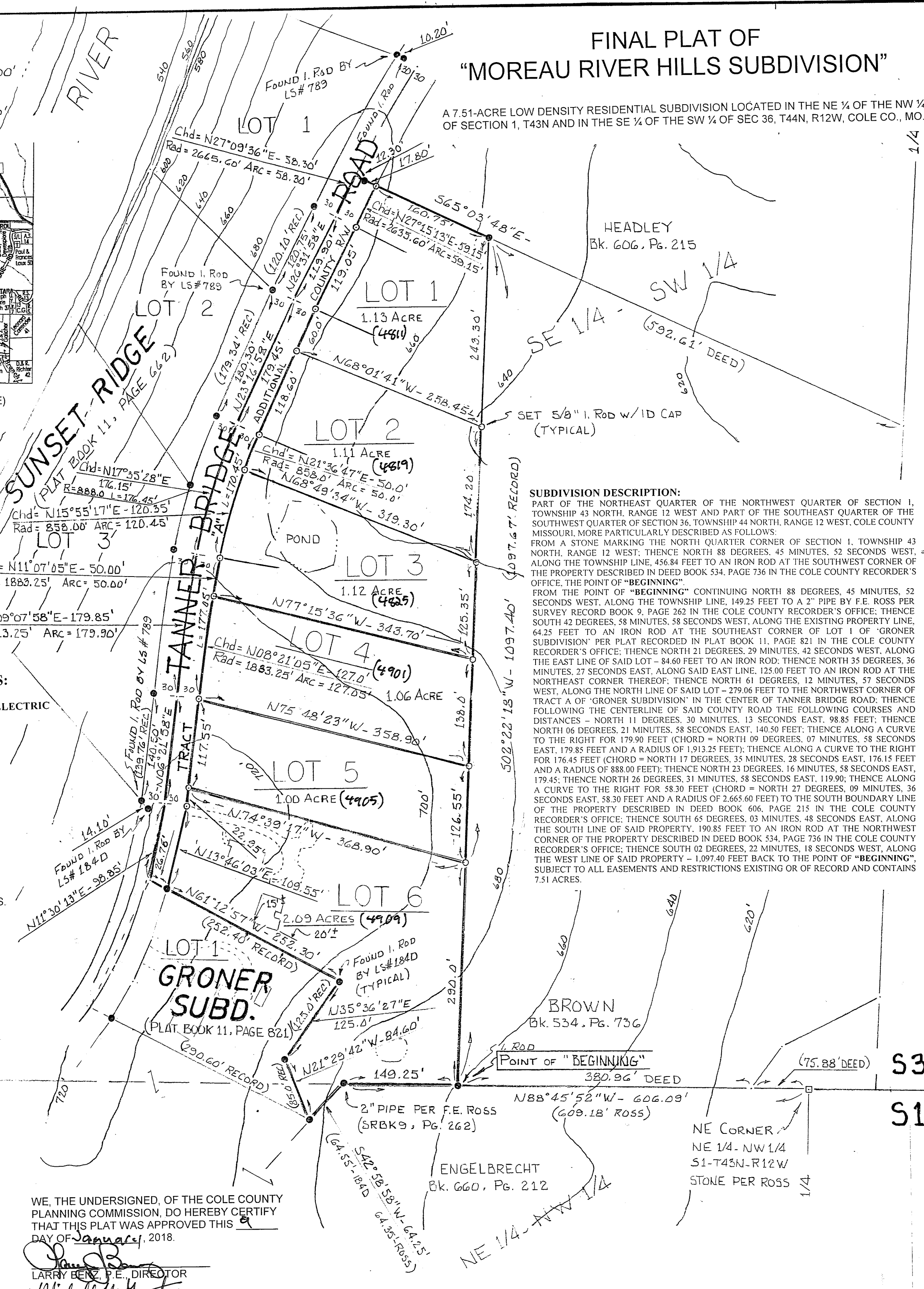
UTILITY PROVIDERS:

- ELECTRIC: THREE RIVERS ELECTRIC
- WATER: COLE CO. PWS# 2
- SEWER: INDIVIDUAL
- TELEPHONE: SPRINT

EASEMENTS:
UTILITIES

GENERAL NOTES & INFORMATION

- BUILDING SETBACK LINES "SBL"
25 FEET AT FRONT PROPERTY LINES
10 FEET AT SIDE AND REAR PROPERTY LINES.
- UTILITY EASEMENTS:
10 FEET WIDE AT FRONT PROPERTY LINES
10 FEET WIDE AT SIDE PROPERTY LINES
- NO PART OF THIS PROPERTY IS LOCATED
WITHIN A FLOOD HAZARD ZONE PER
CURRENT MAPS OF THE F.E.M.A.



SUBDIVISION DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 12 WEST AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 12 WEST, COLE COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM A STONE MARKING THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 12 WEST; THENCE NORTH 88 DEGREES, 45 MINUTES, 52 SECONDS WEST, ALONG THE TOWNSHIP LINE, 149.25 FEET TO A 2" PIPE BY F.E. ROSS PER SURVEY RECORD BOOK 9, PAGE 262 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE SOUTH 42 DEGREES, 58 MINUTES, 58 SECONDS WEST, ALONG THE EXISTING PROPERTY LINE, 64.25 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF LOT 1 OF 'GRONER SUBDIVISION' PER PLAT RECORDED IN PLAT BOOK 11, PAGE 821 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE NORTH 21 DEGREES, 29 MINUTES, 42 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT - 84.60 FEET TO AN IRON ROD; THENCE NORTH 35 DEGREES, 36 MINUTES, 27 SECONDS EAST, ALONG SAID EAST LINE, 125.00 FEET TO AN IRON ROD AT THE NORTHEAST CORNER THEREOF; THENCE NORTH 61 DEGREES, 12 MINUTES, 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT - 279.06 FEET TO THE NORTHWEST CORNER OF FOLLOWING THE CENTERLINE OF SAID COUNTY ROAD THE FOLLOWING COURSES AND DISTANCES - NORTH 11 DEGREES, 30 MINUTES, 13 SECONDS EAST, 98.85 FEET; THENCE NORTH 06 DEGREES, 21 MINUTES, 58 SECONDS EAST, 140.50 FEET; THENCE ALONG A CURVE TO THE RIGHT FOR 179.90 FEET (CHORD = NORTH 09 DEGREES, 07 MINUTES, 58 SECONDS EAST, 179.85 FEET AND A RADIUS OF 1,913.25 FEET); THENCE ALONG A CURVE TO THE RIGHT FOR 176.45 FEET (CHORD = NORTH 17 DEGREES, 35 MINUTES, 28 SECONDS EAST, 176.15 FEET AND A RADIUS OF 888.00 FEET); THENCE NORTH 23 DEGREES, 16 MINUTES, 58 SECONDS EAST, 179.45; THENCE NORTH 26 DEGREES, 31 MINUTES, 58 SECONDS EAST, 119.90; THENCE ALONG A CURVE TO THE RIGHT FOR 58.30 FEET (CHORD = NORTH 27 DEGREES, 09 MINUTES, 36 SECONDS EAST, 58.30 FEET AND A RADIUS OF 2,665.60 FEET) TO THE SOUTH BOUNDARY LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 606, PAGE 215 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE SOUTH 65 DEGREES, 03 MINUTES, 48 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PROPERTY, 190.85 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 534, PAGE 736 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE SOUTH 02 DEGREES, 22 MINUTES, 18 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY - 1,097.40 FEET BACK TO THE POINT OF "BEGINNING", SUBJECT TO ALL EASEMENTS AND RESTRICTIONS EXISTING OR OF RECORD AND CONTAINS 7.51 ACRES.

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, BEING THE OWNER OF THE TRACT OF LAND DESCRIBED AND SHOWN HEREON, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED AS SET FORTH HEREON AND FURTHERMORE, I DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER "TRACT A" AS SHOWN ON THIS PLAT. ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS 22nd DAY OF February, 2018.

Michael G. Hutchison
MICHAEL G. HUTCHISON

STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

ON THIS 22nd DAY OF February, 2018, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED PROPERTY OWNER WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 22nd DAY OF February, 2018.

Keri A. Hale
KERI A. HALE
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 12/22/2019
Commission # 15450688

MY COMMISSION EXPIRES: 12/22/2019

SURVEYOR'S CERTIFICATE

I, RALPH P. KLIETHERMES, MISSOURI PROFESSIONAL LAND SURVEYOR No. 2159, HEREBY CERTIFY THIS PLAT TO ACCURATELY ILLUSTRATE A SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION DURING DECEMBER, 2017, ALL IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS AND MEASUREMENTS, CONSUMER PROTECTION, LAND SURVEY PROGRAM.

Ralph P. Kliethermes
RALPH P. KLIETHERMES, MOLS#2159
FEBRUARY 20, 2018

OCLS, LLC
OSAGE COUNTY LAND SURVEYING, LLC
102 SOUTH THIRD STREET, PO BOX 201
LINN, MISSOURI 65051-0201
TEL: (573) 897-3644 www.ocls_llc@yahoo.com
MISSOURI STATE CERTIFICATE OF AUTHORITY # 2011037862

FINAL PLAT OF
"MOREAU RIVER HILLS SUBDIVISION"
FOR: MICHAEL G. HUTCHISON
PT S 1, T 43 N, R 12 W AND
PT S 36, T 44 N, R 12 W, 5TH P.M.
COLE COUNTY, MISSOURI

DEED OF RECORD:
BOOK 679, PAGE 487, COLE COUNTY RECORDS
RALPH P. KLIETHERMES - PROFESSIONAL LAND SURVEYOR
MOLS#2159
DATE: DECEMBER 15, 2017 SURVEY No. 2017-120
SCALE: 1" = 100' DRAWN BY: RPK

COPY
S36 T44N
TWP & SEC
S1 T43N
Document No. 201601434

STATE OF MISSOURI)
) ss.
COUNTY OF COLE)
Filed for record this 23 day of February, 2018,
at 9 o'clock and 38.41 minutes A.M.,
recorded in Book 2, Page 819.
Ralph C. Bray, Jr., Recorder
Deputy

WE, THE UNDERSIGNED, OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS 9 DAY OF January, 2018.
Larry Benz
LARRY BENZ, P.E., DIRECTOR
Michelle Gerstner
MICHELLE GERSTNER, CHAIRMAN