

HUMMINGBIRD'S LANDING SUBDIVISION

A LOW DENSITY RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, COLE COUNTY, MISSOURI.

SUBDIVISION DESCRIPTION:
 PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, COLE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS; "BEGINNING" AT AN IRON ROD AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 529, PAGE 767 IN THE COLE COUNTY RECORDER'S OFFICE (SAID IRON ROD BEARS SOUTH 05 DEGREES, 35 MINUTES, 57 SECONDS EAST, 866.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27); THENCE GOING SOUTH 05 DEGREES, 35 MINUTES, 57 SECONDS EAST, ALONG THE SECTION LINE, 860.03 FEET TO AN IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF WEST ST. MICHAEL'S ROAD; THENCE NORTH 87 DEGREES, 50 MINUTES, 35 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, 224.05 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 529, PAGE 767 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE NORTH 05 DEGREES, 35 MINUTES, 14 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, 420.20 FEET TO AN IRON ROD; THENCE NORTH 32 DEGREES, 11 MINUTES, 02 SECONDS WEST, ALONG SAID WEST LINE, 152.30 FEET TO AN IRON ROD; THENCE NORTH 05 DEGREES, 57 MINUTES, 03 SECONDS WEST, ALONG SAID WEST LINE, 273.20 FEET TO AN IRON ROD; AT THE NORTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 84 DEGREES, 21 MINUTES, 44 MINUTES EAST, ALONG THE NORTH LINE OF SAID PROPERTY, 291.75 FEET BACK TO THE POINT OF "BEGINNING", SUBJECT TO ALL EASEMENTS AND RESTRICTIONS EXISTING OR OF RECORD AND CONTAINS 4.84 ACRES.

OWNERS CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SUBDIVISION DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACT "A" AND EASEMENTS AND ON THIS PLAT THE NUMBERS OF THE LOTS AND THE SIZES THEREOF ARE FULLY AND TRULY SET FORTH AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PRESENT AND FUTURE OWNERS OF LOT 1 SHOWN HEREON, THE ACCESS EASEMENT LOCATED ON LOT 2 AS SHOWN HEREON, WHICH SHALL BE KNOWN AS "HUMMINGBIRD'S LANDING SUBDIVISION".
 ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS ON THIS 27th DAY OF April, 2017.
 Randy S. Briot
 Rhonda K. Briot

STATE OF MISSOURI)
) ss.
 COUNTY OF COLE)
 ON THIS 27th DAY OF April, 2017, 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 TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF April, 2017.

Melody Sharp
 NOTARY PUBLIC

MELODY SHARP
 Notary Public - Notary Seal
 State of Missouri
 Commissioned for Monticau County
 My Commission Expires: November 02, 2019
 Commission Number: 15414596

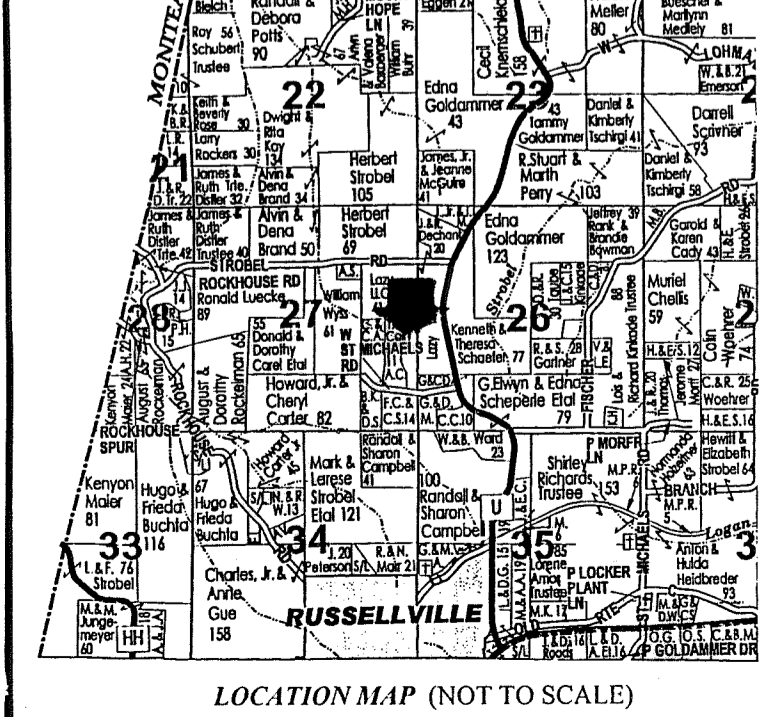
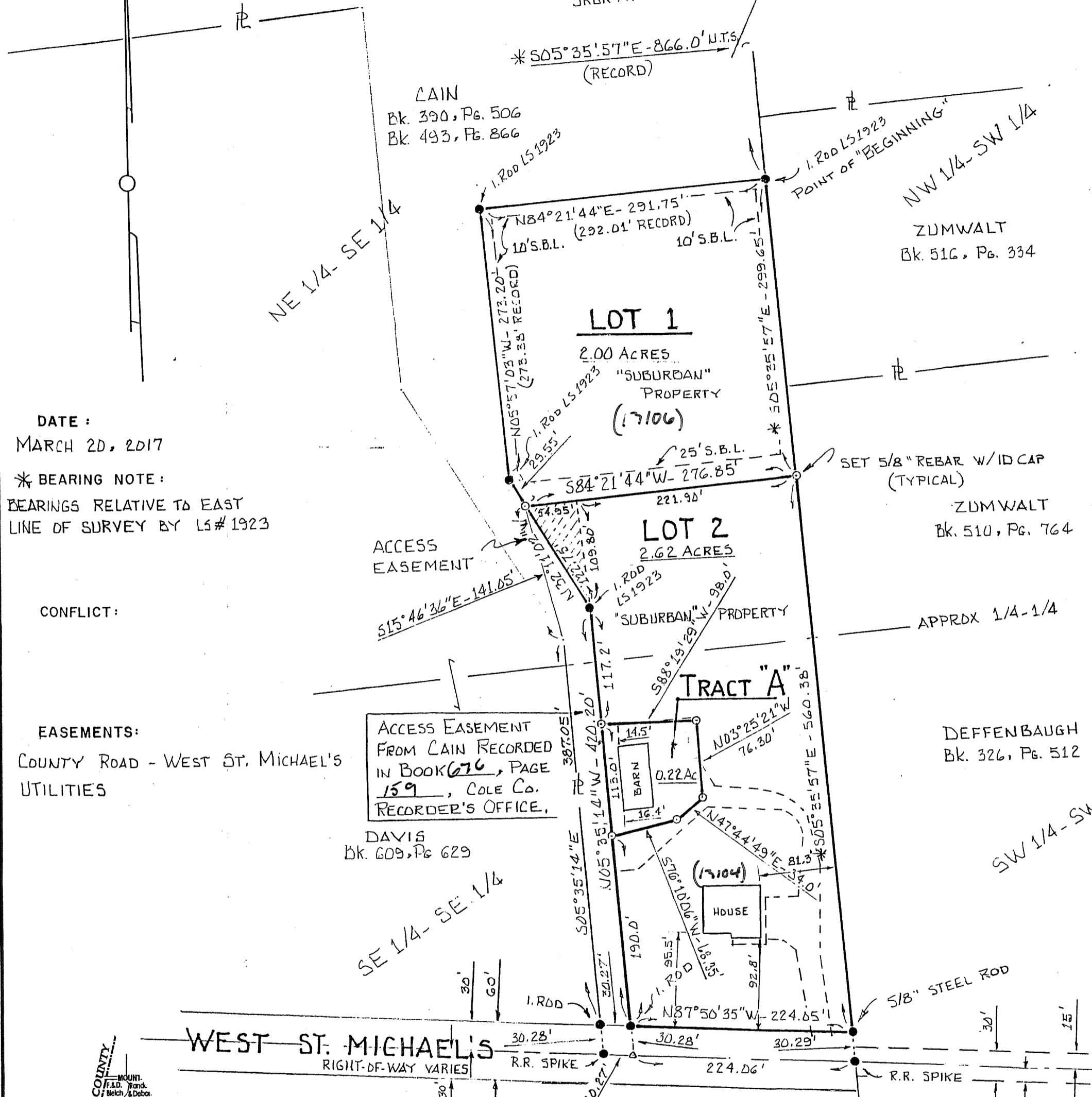
MY COMMISSION EXPIRES: 11-2-19

DEED OF RECORD
 BOOK 529, PAGE 767, COLE COUNTY LAND RECORDS
 BOOK , PAGE

REF. SURVEYS:
 SR BK A, Pg. 781 BY LS# 1923

GENERAL NOTES & INFORMATION
 UTILITY PROVIDERS: ELECTRIC --- THREE RIVERS ELEC CO-OP
 TELEPHONE --- CENTURY LINK
 WATER ---- INDIVIDUAL
 SEWER ---- INDIVIDUAL
 BUILDING SETBACK LINES (S.B.L.) --- 25' FRONT
 --- 10' SIDE AND REAR
 TRACT "A" DOES NOT CONSTITUTE AN INDIVIDUAL BUILDING LOT AND IS TO BE RETAINED BY THE OWNER OF LOT 1.
 NO PART OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE PER CURRENT MAPS OF THE F.E.M.A.
 FIRM PANEL - 290551C0100E, REVISED NOV. 11, 2012

COPY



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 MARCH, 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, MEASURES AND CONSUMER PROTECTION, LAND SURVEY PROGRAM.
 APR 26 2017

WE, THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS 11 DAY OF April, 2017.
 LARRY BENZ, PE, DIRECTOR
 MICHELLE GERSTNER, CHAIRMAN

Document No. 2017 04057
 STATE OF MISSOURI)
) ss.
 COUNTY OF COLE)
 Filed for record this 2nd day of May, 2017,
 at 2 O'clock and 02:40 minutes P. M.,
 recorded in Book 12, Page 848.
 Ralph C. Bray, Jr., Recorder
 Deputy

PROPERTY SUBDIVISION SURVEY		
FOR: RANDY S. BRIOT AND RHONDA K. BRIOT		
OSAGE COUNTY LAND SURVEYING, LLC		
P.O. BOX 201		65051
L.S. 2159	LINN, MISSOURI	
PART OF S27-T44N-R14W-5PM		
E1/2 SE 1/4		
SURVEY NO. : 2017-026	SCALE : 1" = 100'	DRAWN BY : RPK