

HINSHAW SUBDIVISION

PART OF THE N 1/2 OF SECTION 7
T44N, R12W, COLE COUNTY, MISSOURI
RURAL DENSITY - COMMERCIAL

PROPERTY BOUNDARY DESCRIPTION

Part of the Northwest Fractional Quarter and part of the Northeast Quarter of Section 7, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the Northwest Fractional Quarter of said Section 7; thence N5°30'29"W, along the Range line, 1350.62 feet, to the southerly right-of-way line of Business Highway 50 West; thence easterly along the southerly right-of-way line of said Business Highway 50 West on a curve to the right having a radius of 5689.65 feet, an arc distance of 598.24 feet (Ch=584°34'51"E, 597.96 feet) to the northeast corner of the third tract described in Book 388, page 183, being the northwesterly corner of the property described in Book 255, page 441, Cole County Recorder's Office and the POINT OF BEGINNING of this description; thence along the boundary of said property described in Book 255, page 441 the following courses: S6°40'09"W, along the easterly line of said third tract described in Book 388, page 183, 202.26 feet to the northwesterly corner of the property described in Book 383, page 124, Cole County Recorder's Office; thence S82°25'28"E, along said northerly line, 115.11 feet; thence S80°13'00"E, continuing along said northerly line and the easterly extension thereof, 641.27 feet to a point on the boundary of the property described in Book 645, page 36, Cole County Recorder's Office; thence N9°56'30"E, along the boundary of said property described in Book 645, page 36, 200.00 feet to a point on the southerly right-of-way line of said Business Highway 50 West; thence along said southerly right-of-way line of Business Highway 50 West the following courses: N80°17'47"W, 641.55 feet; thence westerly on a curve to the left having a radius of 5689.65 feet, an arc distance of 126.28 feet (Ch=N80°55'53"W, 126.28 feet) the beginning point of this description. Containing 3.49 acres.

OWNER'S CERTIFICATE

Know all men by these presents that We, the undersigned, being the owners of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into 3 Lots, and on this plat, the lot numbers and sizes are fully and truly set forth. This subdivision shall be known as "HINSHAW SUBDIVISION".

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

In Witness whereof, the undersigned owners of said tract have hereunto set their hand and seal this 9th day of November, 2017.

Rex R. Hinshaw
Rex R. Hinshaw

Paula E. Hinshaw
Paula E. Hinshaw

STATE OF MISSOURI } ss
COUNTY OF COLE }

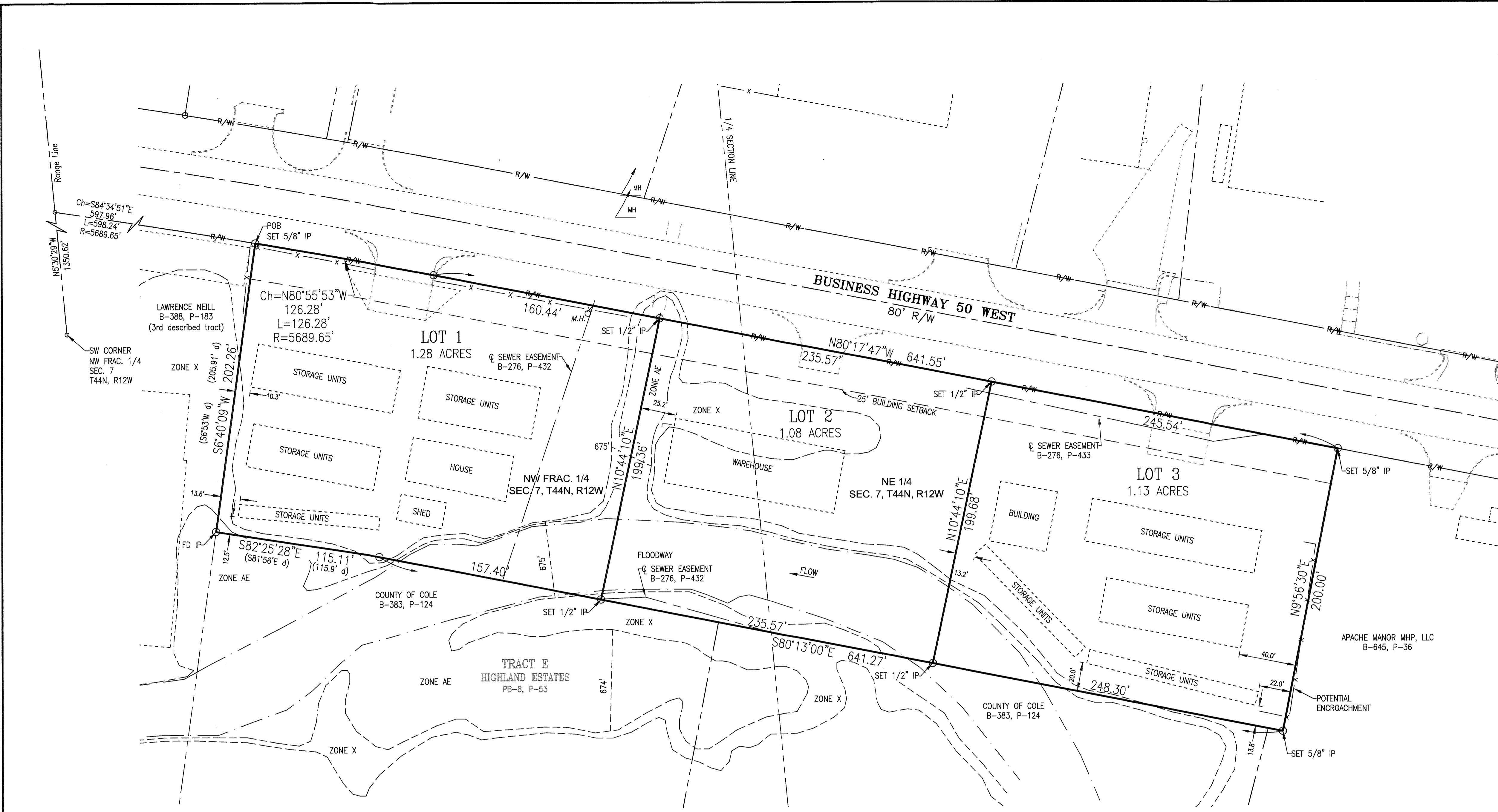
On this 9th day of November, 2017, before me personally did appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this day 9th of November, 2017.

My Commission Expires: August 29, 2019

Gregory Dorge
Notary Public,

GREGORY DORGE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 15207058
My Commission Expires: 8/29/2019



NOTES:

- SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- BEARING BASE: EASTERLY LINE OF THE PROPERTY DESCRIBED IN BOOK 255, PAGE 441, COLE COUNTY RECORDER'S OFFICE.
- RECORD SOURCE: REX R. & PAULA E. HINSHAW, BOOK 255, PAGE 441, COLE COUNTY RECORDER'S OFFICE.
- EXCEPT AS SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY APPLY TO THE SUBJECT PROPERTY: RECORD EASEMENTS, EXISTING UTILITIES, BUILDING SETBACKS, RESTRICTIONS, ZONING OR ANY OTHER LAND USE REGULATIONS OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- EXCEPT AS OTHERWISE SHOWN, THIS PROPERTY LIES WITHIN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0108E, EFFECTIVE DATE: NOVEMBER 2, 2012. THE AREAS SHOWN AS ZONE X HEREON, ARE "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."
- LAND USE - COMMERCIAL
SEWER - CITY OF JEFFERSON
ELECTRIC - AMEREN UE
WATER - PWSO 1
TELEPHONE - CENTURYLINK
- THE LOTS IN THIS SUBDIVISION CONFORM TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY, AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS, IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.
- THE FRONT SET BACK LINES SHALL BE 25 FEET FROM THE PROPERTY LINE. THE SIDE AND REAR SET BACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.
- CROSS EASEMENTS BETWEEN THE 3 LOTS ARE TO BE BY SEPARATE DOCUMENT, IF NEEDED.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 10 day of October, 2017.

Michelle Gerstner
Michelle Gerstner,
Planning Commission Chairman

Larry J. Bertz, P.E.
Larry J. Bertz, P.E.,
Director of Public Works

SURVEYOR'S CERTIFICATE

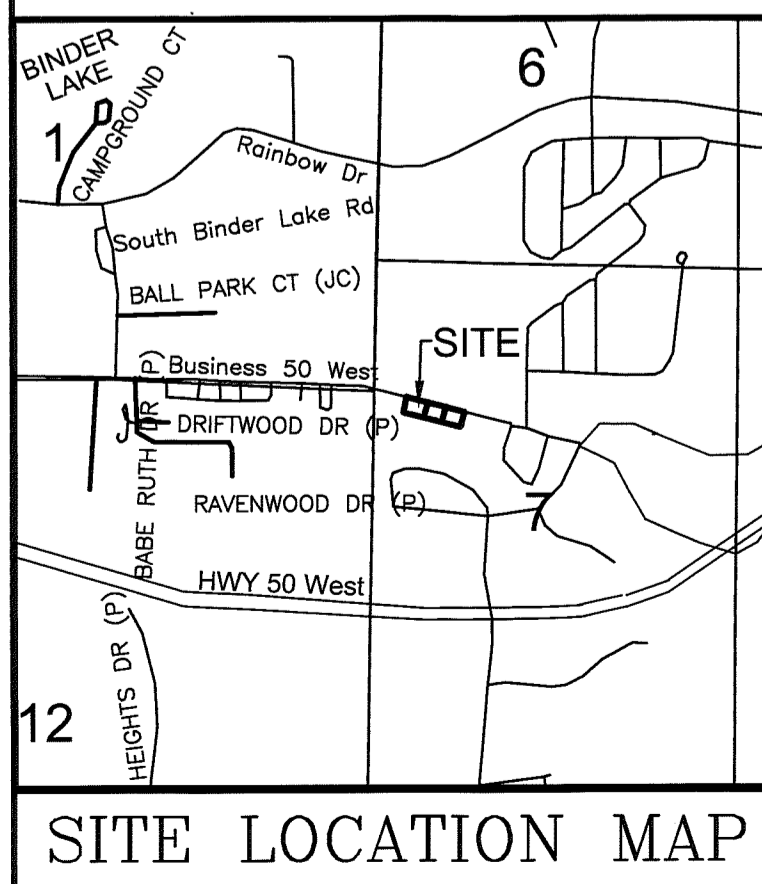
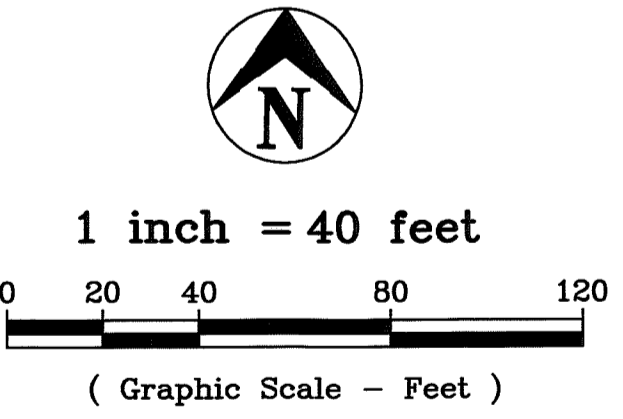
This is to certify that at the request of Rex Hinshaw, a Property Boundary Survey & Subdivision was made, under my personal direction, regarding the property shown and that the results are shown on this plat. This survey was performed in accordance with the requirements of the Missouri Minimum Standards for an Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 6th day of November, 2017.



Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (314) 634-3455
FAX (314) 634-8898

TITLE HINSHAW SUBDIVISION 5201 BUSINESS 50 WEST			
FOR REX HINSHAW			
DATE 11/06/2017	DRN. BY J.B.R.	SCALE 1" = 40'	BOOK
REV.	CKD. BY	SHEET 1 OF 1	JOB NO. 80-183



Document No. 2017 1518

STATE OF MISSOURI } ss
COUNTY OF COLE }

Filed for record 23 day of November, 2017.
at 12 o'clock and 21:41 Minutes P.M.,
recorded in Book 12, Page 571.

Ralph C. Bray, Jr., Recorder
Deputy

COPY