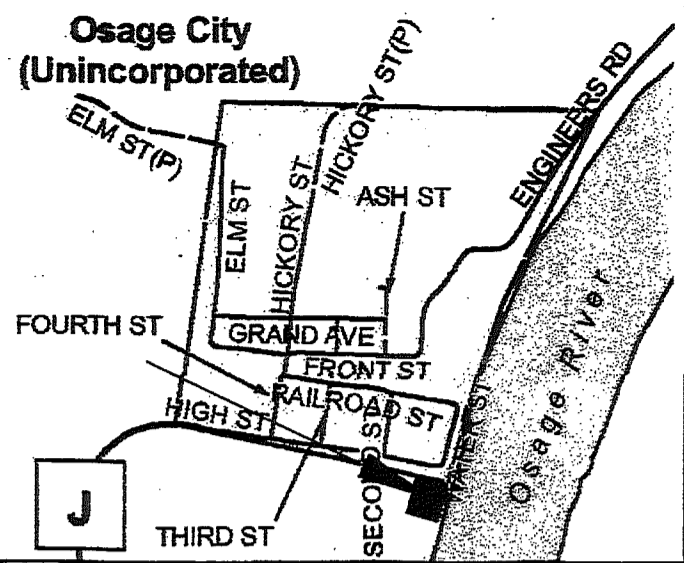


LOCATION MAP



"PIRATE COVE SUBDIVISION"

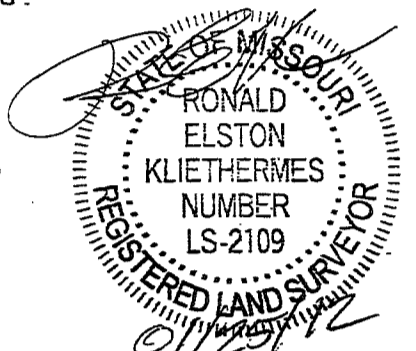
A SUBDIVISION OF LOT "A" OF "MCKERNAN'S ADD'N TO OSAGE CITY", AND PART OF U.S. PRIVATE SURVEY NO. 2611, ALL IN TWP. 44 N., R. 10W., COLE COUNTY, MISSOURI.
(MEDIUM DENSITY / LAND USE RESTRICTED TO "RECREATIONAL USE" ONLY / SUBDIVISION TOTALS 1.47 AC.)

SUBDIVISION BOUNDARY DESCRIPTION: ALL OF TWO TRACTS OF LAND DESCRIBED IN BOOK 507, PAGE 406 OF THE COLE COUNTY RECORDS, ALL OF THAT PART OF THE WATER STREET RIGHT-OF-WAY LYING EAST OF SAID TWO TRACTS, AND ALL THAT PART OF A FORMER RAILROAD RIGHT-OF-WAY DESCRIBED IN BOOK 507, PAGE 715 WHICH LIES BETWEEN THE FIRST SAID TWO TRACTS AND THE OSAGE RIVER, ALL LOCATED IN U.S. SURVEY #2611, TOWNSHIP 44 NORTH, RANGE 10 WEST, COLE COUNTY, MISSOURI, THE OUTER BOUNDARY OF THE COMBINATION OF THESE TRACTS AND OTHER SAID PARTS BEING DESCRIBED AS FOLLOWS:

"BEGINNING" AT A FOUND IRON ROD AT THE NORTHWEST CORNER OF LOT "A" OF MCKERNAN'S ADDITION TO OSAGE CITY, PER PLAT BOOK 1, PAGE 3, (THE FIRST OF THE ABOVE SAID TWO TRACTS); THENCE S.08°03'59"W., ALONG THE WEST LINE OF LOT "A" FOR A DISTANCE OF 107.63 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER THEREOF; THENCE S.81°33'23"E., ALONG THE SOUTH LINE OF SAID LOT FOR 3.52 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF THE SECOND OF THE TWO TRACTS ABOVE NOTED, ALSO BEING A CORNER OF A TRACT DESCRIBED IN BOOK 593, PAGE 611; THENCE ALONG THE COMMON LINES OF THE LAST TWO SAID TRACTS ON THE FOLLOWING TWO COURSES, S.09°43'24"W., FOR 271.80 FEET TO A FOUND IRON PIPE; THENCE S.78°22'26"E., FOR 150.00 FEET THE APPROXIMATE "LOW WATER" LINE OF THE OSAGE RIVER, (FROM THIS POINT A FOUND IRON ROD BEARS N.78°22'26"W., 80.73 FEET); THENCE ALONG SAID "LOW WATER" LINE ON THE FOLLOWING FOUR COURSES, N.12°48'48"E., FOR 93.65 FEET; THENCE N.15°52'27"E., FOR 93.62 FEET; THENCE N.12°45'53"E., FOR 93.62 FEET; THENCE N.19°22'24"E., FOR 109.54 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF HIGH STREET, ALSO IN PART BEING THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 575, PAGE 105; THENCE N.81°24'08"W., ALONG SAID LINE FOR 195.00 FEET TO THE POINT OF "BEGINNING", CONTAINING 1.47 ACRES, MORE OR LESS, AND BEING SUBJECT TO OR HAVING THE BENEFIT OF ANY EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD. (* = ALL "BOOK & PAGE" REFERENCES ARE TO THE COLE COUNTY RECORDS.)

SURVEYOR'S CERTIFICATE: THIS IS A RESULT OF MY SURVEY AS PREPARED UNDER MY DIRECT SUPERVISION DURING NOVEMBER OF 2011, WHICH I CERTIFY TO BE TRUE AND CORRECT, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR 'SUBURBAN-TYPE' PROPERTY BOUNDARY SURVEYS".

Ronald E. Kliethermes
RONALD E. KLIETHERMES
MO. PLS #2109



DATE: JAN. 25, 2012

OWNERS' CERTIFICATE: KNOW ALL PERSONS BY THESE PRESENTS THAT I THE UNDERSIGNED, BEING THE OWNER OF THE TRACT OF LAND DESCRIBED AND SHOWN HEREON, HAVE CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS WITH A PRIVATE EASEMENT AS NOTED, DESCRIBED, DEPICTED AND TRULY SET FORTH ON THIS PLAT. ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY IS PAID IN FULL, AND THE "PRIVATE ACCESS AND UTILITY EASEMENT" IS FOR THE PRIVATE USE AND SERVICE OF THE LOTS OF THIS SUBDIVISION ONLY.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNER HAS HEREUNTO SET HIS HAND ON THE 25th DAY OF February, 2012.

Timmy Lee Chandler
TIMMY LEE CHANDLER

STATE OF MISSOURI }
COUNTY OF Cole } S.S.

BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED OWNER, WHO EXECUTED THE FOREGOING INSTRUMENT ON THE DATE WRITTEN ABOVE, AND ACKNOWLEDGED THE SAME AS HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DATE ABOVE WRITTEN.

Cheryl Davis
CHERYL DAVIS
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/05/14

CHERYL DAVIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Calloway
My Commission Expires 10/05/2014
Commission # 10438066

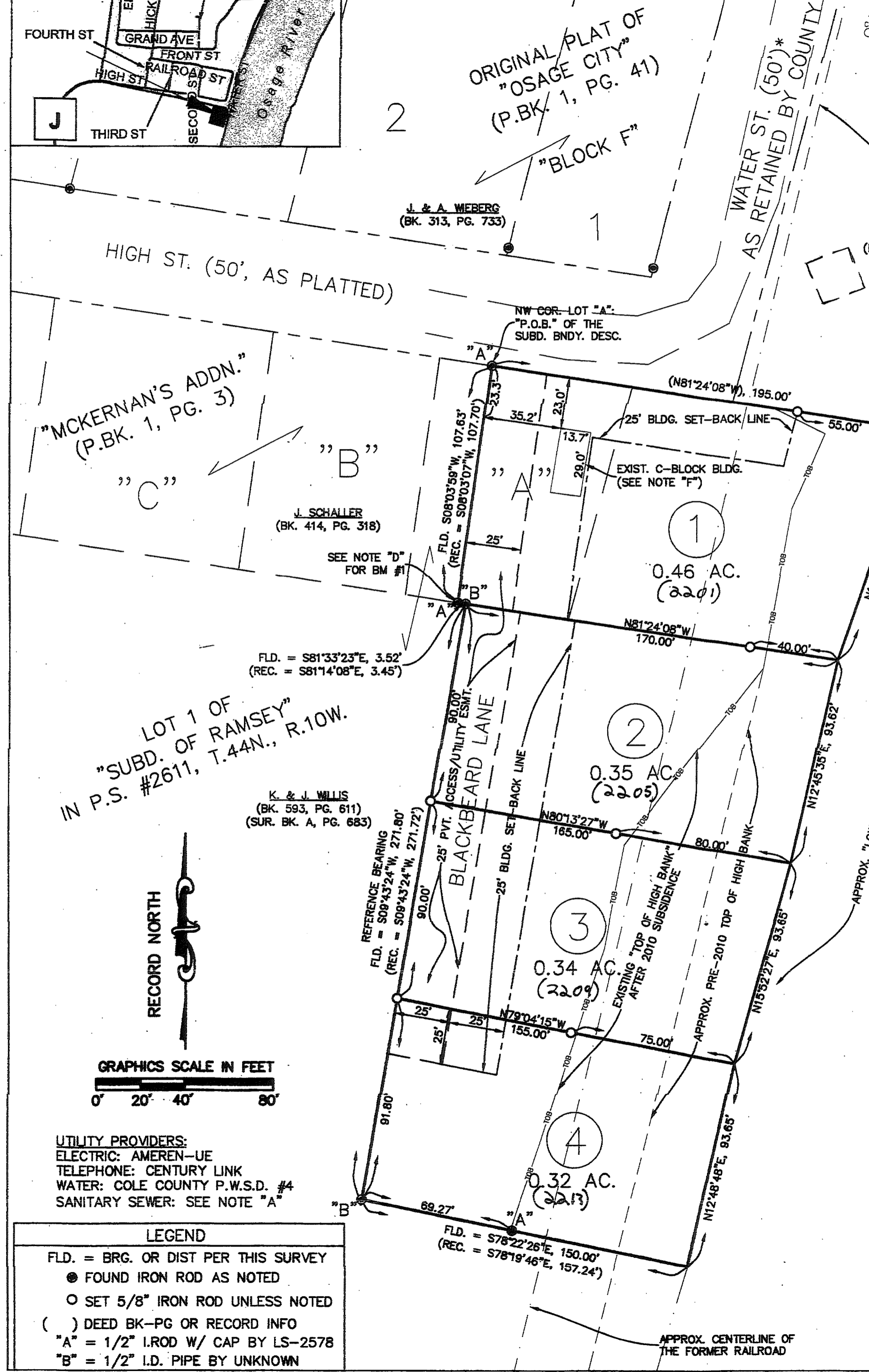
COLE COUNTY PLANNING COMMISSION: WE THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE 25 DAY OF January, 2012.

Michelle Gerstner
MICHELLE GERSTNER, CHAIRMAN

Larry Benz
LARRY BENZ, P.E., DIRECTOR

GENERAL PROPERTY & SURVEY INFORMATION:
THE RULES FOR LAND SUBDIVISION OF COLE COUNTY DO NOT REQUIRE THE ROADS OR STREETS IN RURAL OR LOW DENSITY SUBDIVISIONS TO BE PAVED, AND THE OWNER HAS ELECTED NOT TO PAVE SAID ROADS OR STREETS. THEREFORE, THE COUNTY OF COLE WILL NOT PAVE OR MAINTAIN SAID STREETS OR ROADS AT PUBLIC EXPENSE. THE OWNER IS TO INSTALL A SIGN STATING "PRIVATE STREETS MAINTAINED BY PROPERTY OWNERS".

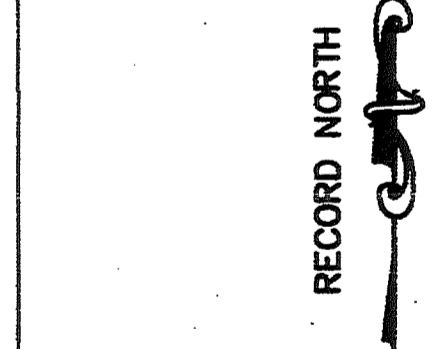
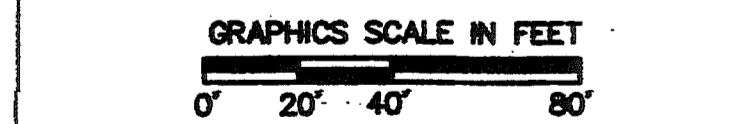
- A.) LAND USE RESTRICTION: THESE LOTS ARE RESTRICTED TO RECREATIONAL USE ONLY. NO NEW ENCLOSED STRUCTURES ARE PERMITTED. "IN-GROUND" SANITARY SEWERS ARE NOT PROVIDED, AND ARE NOT PERMITTED UNLESS PRE-APPROVED BY MO DNR AND COLE COUNTY HEALTH DEPT. "FULLY SELF-CONTAINED" SEWAGE SYSTEMS ON RECREATIONAL VEHICLES ARE PERMITTED. NO ON-SITE RELEASE OF SEWERAGE IS PERMITTED. SEE ALSO NOTE "B" BELOW.
- B.) FEMA FLOOD HAZARD: THIS ENTIRE PROPERTY IS LOCATED WITHIN THE "FLOODWAY OR FLOODWAY FRINGE" OF "FRM" NUMBER 29051C0170D, COLE COUNTY, MISSOURI (EFF. DEC.02, 2005). A "FLOODWAY DEVELOPMENT PERMIT" MUST FIRST BE ACQUIRED FROM THE COUNTY OF COLE PRIOR TO ANY GRADING, FILLING, EXCAVATIONS, IMPROVEMENTS OR CONSTRUCTION OF ANY KIND. CONTACT THE COLE COUNTY PLANNING DIRECTOR FOR MORE INFORMATION AND PERMIT APPLICATIONS.
- C.) SUBDIVISION "BENCHMARK": BM#1 = 536.9 NAVD88 ON TOP OF THE 1/2-IN DIA REROD WCAP AT THE SW CORNER OF LOT 1.
- D.) PRIVATE LANE NOTE: THE 25-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT SHOWN HEREON IS FOR ACCESS AND UTILITIES SERVING THE LOTS OF THIS SUBDIVISION ONLY. PARKING UPON OR OBSTRUCTION OF SAID EASEMENT IS NOT ALLOWED.
- E.) "SET-BACK" REQUIREMENTS: 25 FEET FROM THE LANE FRONTAGE AS SHOWN. 10 FEET FROM SIDE LOT LINES. (SEE NOTE "B")
- F.) THE EXISTING CONCRETE BLOCK STRUCTURE SHOWN ON LOT 1 MAY BE USED FOR STORAGE ONLY, AND MAY NOT BE EXPANDED OR ENHANCED IN ITS SIZE OR SHAPE. IF REMOVED, IT MAY NOT BE REPLACED WITH A SIMILAR STRUCTURE. (SEE NOTE "B").
- G.) "SUBJECT PROPERTY" CURRENT OWNER = TIMMY LEE CHANDLER, A SINGLE PERSON.
- H.) CURRENT OWNER'S TWO DEEDS: #1 = BOOK 507, PAGE 406; AND #2 = BOOK 507, PAGE 715; (* = ALL "BK & PG" REFERENCES ARE TO THE "COLE COUNTY RECORDS".) DEED #1 CONVEYS TWO PARCELS: LOT "A" OF "MCKERNAN'S ADDITION", AND A TRACT ADJOINING THE SOUTH SIDE OF SAID LOT "A" AND THE WEST SIDE OF THE RAILROAD LAND. DEED #2 CONVEYS THE FORMER RAILROAD RIGHT-OF-WAY, WHICH LIES ADJACENT TO THE EAST SIDE OF THE TWO TRACTS DESCRIBED IN DEED #1.
- I.) RIVER FRONTAGE LAND CLAIMS: OWNER'S DEED #2 DESCRIBES A STRIP OF FORMER RAILROAD LAND "STARTING AT THE NORTH LINE OF SCHOENEN...," WHICH RUNS ALONG THE RIVERFRONT IN THIS AREA. SCHOENEN'S DEED IN BOOK "W", PAGE 589 CONVEYS "LOT 1 OF A SUBD OF THE RAMSEY ESTATE". MAPS OF THIS AREA CONFLICT AS TO WHERE THE "NORTH LINE" OF SAID LOT 1 IS LOCATED. THAT APPEARS TO BE EITHER THE SOUTH LINE OF HIGH STREET, OR THE SOUTH LINE OF "MCKERNAN'S ADDITION". THE RAILROAD RELEASED THEIR CLAIM TO SAME STRIP OF LAND PER "DISCLAIMER" FILED IN BOOK 244, PAGE 494. THE PART OF SAME LYING SOUTH OF CHANDLER'S TRACTS HAS BEEN CLAIMED BY THE SOUTH-ADJOINING OWNERS PER BOOK 246, PAGE 284. AND THE PART OF SAME NORTH OF THE SOUTH LINE OF HIGH STREET HAS BEEN CLAIMED BY JOE WIEBERG PER BOOK 575, PAGE 105.
- J.) PRIOR SURVEYS OF RECORD: #1 = SURVEY BK. "A", PG. 683; DEC. 15, 2004; BY PLS #2578 ADJOINS THE WEST AND SOUTH OUTER BOUNDARY OF THIS SUBDIVISION. #2 = "PLAT OF OSAGE CITY" PER PLAT BK. 1, PG. 41; #3 = "PLAT OF OSAGE CITY AND MCKERNAN'S ADDITION" PER PLAT BK. 1, PG. 3. NO OTHER SURVEYS OF RECORD (OTHER THAN COPIES OF NOTED) WERE FOUND.
- K.) REFERENCE BEARING: WEST LINE OF "TRACT II" OF OWNER'S DEED #1, USING THE BEARING OF SURVEY #1 OF NOTE "J" ABOVE.
- L.) THE PROFESSIONAL SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. CLIENT HAS NOT PROVIDED UP-TO-DATE TITLE SEARCH INFORMATION TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD OR NOT OF RECORD MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL.
- M.) THE "DEGREE OF PRECISION" OF THE MEASUREMENTS SHOWN IS FOR MATHEMATICAL CLOSURE. THE "POSITIONAL ACCURACY" OF THIS SURVEY'S MEASUREMENTS MEETS THE CURRENT "MISSOURI STANDARDS" FOR "SUBURBAN PROPERTY SURVEYS".



LEGEND

- FLD. = BRG. OR DIST PER THIS SURVEY
- FOUND IRON ROD AS NOTED
- SET 5/8" IRON ROD UNLESS NOTED
- () DEED BK-PG OR RECORD INFO
- "A" = 1/2" I.ROD W/ CAP BY LS-2578
- "B" = 1/2" I.D. PIPE BY UNKNOWN

UTILITY PROVIDERS:
ELECTRIC: AMEREN-UE
TELEPHONE: CENTURY LINK
WATER: COLE COUNTY P.W.S.D. #4
SANITARY SEWER: SEE NOTE "A"



COLE COUNTY RECORDER OF DEEDS:
DOCUMENT NO.: 201201820
STATE OF MISSOURI }
COUNTY OF COLE } S.S.
FILED FOR RECORD THIS 15 DAY OF February, 2012, AT 11 O'CLOCK AND 23:54 MINUTES A.M. RECORDED IN PLAT BOOK 12, PAGE 128
LARRY D. RADEMAN, RECORDER
Debra Nash
DEPUTY Debra Nash, Deputy

TITLE: PLAT OF "PIRATE COVE SUBDIVISION"
CLIENT: TIMMY CHANDLER
1209 E. CHESAPEAKE DRIVE
OZARK, MO 65721

DRAWN	SURVEYED	PROJECT	DATE
TTH	REK/TTH	104-397.001	1-25-12

MECO ENGINEERING COMPANY, INC.
ENGINEERS • SURVEYORS
2701 INDUSTRIAL DRIVE
JEFFERSON CITY, MISSOURI 65109
(573) 893-8888

Rec.