

PORCH VIEW SUBDIVISION
2.75 ACRES
Medium Density Residential (5808 Rte. AA)

PROPERTY DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 43 North, Range 14 West, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 2; thence S89°50'32"W, along the Section Line, 522.00 feet to the southwest corner of the property described by deed of record in Book 311, page 649, Cole County Recorder's Office; thence N1°47'43"W, along the west boundary of said property described in Book 311, page 649, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence continuing N1°47'43"W, along the common line between said properties described in Book 311, page 649 and Book 416, page 802 and continuing on said course, along the westerly boundary of the property described by deed of record in Book 673, page 526, Cole County Recorder's Office, 301.84 feet to the northwesterly corner of said property described in Book 673, page 526, being a point in an existing fence line; thence N88°51'47"E, along said fence line, being the northerly boundary of said property described in Book 673, page 526, 491.70 feet to the northeasterly corner thereof, being a point on the westerly line of the Missouri State Route AA right-of-way; thence southerly, along said right-of-way line, on a curve to the left, having a radius of 746.67 feet, an arc distance of 24.58 feet (the chord of said curve being S8°42'32"E, 24.58 feet) to the most northerly corner of the property described by deed of record in Book 402, page 971, Cole County Recorder's Office; thence S38°26'03"W, along the northwesterly boundary of said property described in Book 402, page 971, 386.80 feet to the most westerly corner thereof; thence N86°19'11"W, on a direct line, 246.16 feet to the POINT OF BEGINNING. Containing 2.75 acres.

OWNER'S CERTIFICATE

Know all men by these presents, that I, the undersigned, being the owners of the tract of land described in the forgoing property description, have caused said tract to be surveyed and subdivided into a Lot and the size thereof is fully and truly set forth and the owner does hereby dedicate the future owners of Lot 1 of this subdivision and to the present and future owners of the 5.08 acres remaining in the parent tract, the non-exclusive use of the 25 foot wide private ingress / egress and utility easement as shown hereon. This Plat shall be known as PORCH VIEW SUBDIVISION.

Linda K. Amick
 Linda K. Amick, owner

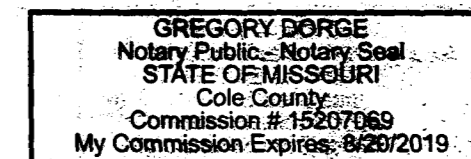
State of Missouri }
 County of Cole } ss

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

In Witness whereof, I have hereunto set my hand and affixed my seal the day and year above written.

My Commission Expires: August 20, 2019

Gregory Dorge
 Gregory Dorge
 Notary Public, Cole County, Missouri.



We, the undersigned, of the Cole County Planning Commission do hereby certify that this plat was approved on the 12, day of December, 2016.

Michelle Gerstner *Larry J. Beitz, P.E.*
 Michelle Gerstner Larry J. Beitz, P.E.
 Planning Commission Chairman Director of Public Works

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Linda K. Amick, a survey and subdivision was made under my personal direction, regarding the property shown and that the results of said survey are represented on this plat. This survey was performed in accordance with the current requirements of the Missouri Minimum Standards for a Suburban Property Boundary Survey.

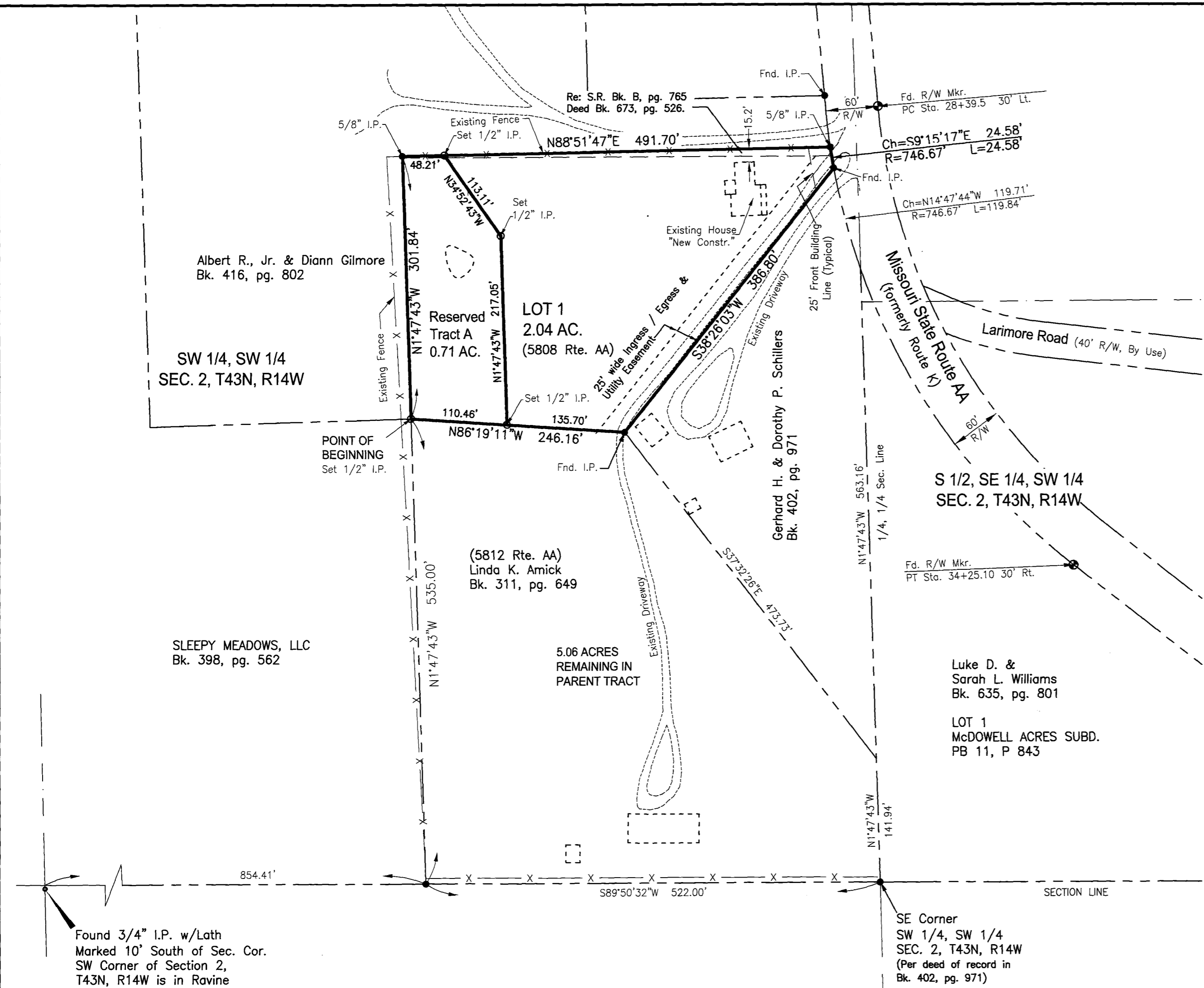
In Witness whereof, I have hereunto set my seal and signature this 3rd day of February, 2017.



Keith M. Brickey
 Mo. PLS #2578
 Central Missouri Professional Services, Inc.
 Missouri State Certificate of Authority #000355

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCARTY Phone (573) 634-3455
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE PORCH VIEW SUBDIVISION 5808 Route AA, Russellville, Mo.			
FOR Linda K. Amick			
DATE Feb. 3, 2016	DRN. BY DGS	SCALE 1"=100'	BOOK
REV.	CKD. BY JBR	SHEET 1 OF 1	JOB NO. 87-004



SW 1/4, SW 1/4
 SEC. 2, T43N, R14W

SLEEPY MEADOWS, LLC
 Bk. 398, pg. 562

(5812 Rte. AA)
 Linda K. Amick
 Bk. 311, pg. 649

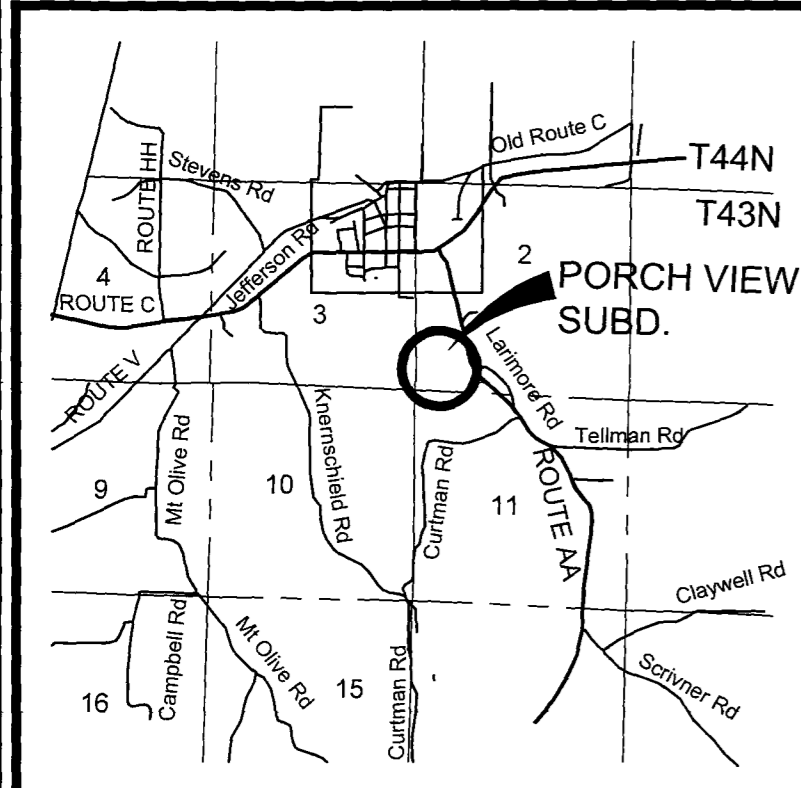
5.06 ACRES
 REMAINING IN
 PARENT TRACT

Luke D. &
 Sarah L. Williams
 Bk. 635, pg. 801

LOT 1
 McDOWELL ACRES SUBD.
 PB 11, P 843

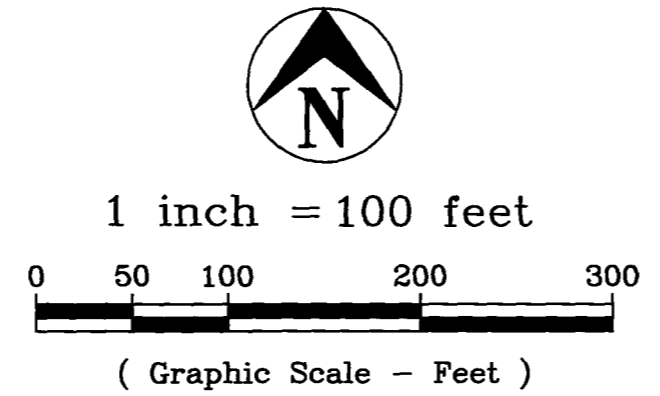
SE Corner
 SW 1/4, SW 1/4
 SEC. 2, T43N, R14W
 (Per deed of record in
 Bk. 402, pg. 971)

Found 3/4" I.P. w/Lath
 Marked 10' South of Sec. Cor.
 SW Corner of Section 2,
 T43N, R14W is in Ravine



LAND USE - Medium Density Residential
 TELEPHONE - Centurylink
 SEWER - Individual
 ELECTRIC - Three Rivers Electric Co-Op
 WATER - Private Well

Building Limit Lines (from property line)
 Front = 25 feet
 Side and rear = 10 feet



NOTES:

1. BASIS OF BEARINGS: Previous C.M.P.S., Inc. survey and subsequent deed of record in Book 402, page 971, Cole County Recorder's Office.
2. RECORD SOURCE: Deed of record in, in Book 311, page 649, Book 673, page 526, Cole County Recorder's Office.
3. Set 1/2" Iron Pin at all Lot Corners unless otherwise shown.
4. Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: Recorded or unrecorded easements, building setbacks, restrictions, zoning or any other land use regulations or any other facts which an accurate and current title search may disclose.
5. This property is in Zone "X" (area outside the 0.2% annual chance floodplain) as shown by the flood insurance rate map, Cole County, Missouri, map number 29051C0100E, effective date November 2, 2012.
6. Reserved Tract A, as shown hereon, does not represent an individual building lot and is intended to be deeded or transferred to the owners of the adjoining property described in Book 416, page 802, Cole County Recorder's Office and shall become a part of said adjoining property.