



LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 2 WEST, FRANKLIN COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE SAID SECTION 8, FOR WHICH A 1-3/4" IRON PIPE BEARS NORTH 89°27'47" WEST 13.14 FEET, THENCE NORTH 01°19'50" EAST ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 525.00 FEET TO A SET 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY BYRON AND RAMONA MARTIN BY DEED RECORDED IN BOOK 605, PAGE 276 OF THE FRANKLIN COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE NORTH 01°19'50" EAST CONTINUING ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 1327.20 FEET TO A SET 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY DONALD AND JANE LUECHTEFELD BY DEED RECORDED IN BOOK 402, PAGE 631 OF THE FRANKLIN COUNTY RECORDS, THENCE NORTH 80°03'45" EAST ALONG THE SOUTHEASTERN LINE OF SAID LUECHTEFELD TRACT AND THE SOUTHEASTERN LINE OF DREAMLAND MEADOWS, A SUBDIVISION RECORDED IN PLAT BOOK 1261, PAGE 1276 AND AMENDED BY AFFIDAVIT RECORDED IN BOOK 1261, PAGE 1276 OF THE FRANKLIN COUNTY RECORDS, A DISTANCE OF 1286.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 8; THENCE SOUTH 00°54'46" WEST ALONG THE LAST SAID EAST LINE A DISTANCE OF 1250.00 FEET TO THE NORTH EAST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY ROY AND ROBERTA CANO BY DEED RECORDED IN BOOK 116, PAGE 299 OF THE FRANKLIN COUNTY RECORDS, THENCE ALONG THE NORTHERLY LINE OF SAID CANO TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 85°00'00" WEST 446.61 FEET TO A FOUND 3/4" IRON PIPE, THENCE SOUTH 07°06'18" WEST 160.10 FEET TO A FOUND 3/4" IRON PIPE, THENCE SOUTH 80°29'12" WEST 139.92 FEET TO A SET 1/2" IRON ROD, THENCE SOUTH 29°17'08" WEST 149.24 FEET TO A FOUND 3/4" IRON PIPE, THENCE SOUTH 02°34'36" WEST 294.62 FEET TO THE NORTHERLY LINE OF ST. JOHN'S E & R CHURCH ROAD, 30 FEET WIDE, THENCE SOUTH 88°03'55" WEST ALONG THE NORTHERLY LINE OF SAID ST. JOHN'S E & R CHURCH ROAD A DISTANCE OF 207.37 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED MARTIN TRACT, THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID MARTIN TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 01°19'50" EAST 523.24 FEET, THENCE SOUTH 88°33'45" WEST 420.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.48 ACRES MORE OR LESS.

- NOTES:
1. ST. JOHN'S E & R CHURCH ROAD ESTABLISHED FROM CENTERLINE AS TRAVELED, WIDTH SHOWN AS 30 FEET, TAKEN FROM THE COUNTY ASSESSORS MAP.
  2. IT IS NOT WARRANTED THAT ANY/ALL EXISTING EASEMENTS ARE SHOWN, ADDITIONAL EASEMENTS MAY EXIST, THE OWNERS TITLE POLICY SHOULD DISCLOSE ALL EASEMENTS OF PUBLIC RECORD.
  3. AT THE DIRECTION OF HANSON TITLE COMPANY, THE CLIENT WILL RECORD A NEW QUIT CLAIM DEED USING THE LAND DESCRIPTION SHOWN HEREON TO CORRECT THE PROPERTY LINES AS PREVIOUSLY RECORDED TO MATCH THE ADJOINERS DEEDS.
  4. BASIS OF BEARING AS SHOWN, BASED ON THE WEST LINE OF SECTION 8 AS DESCRIBED IN DEED BOOK 724, PAGE 776.
  5. CLASS OF SURVEY: URBAN PROPERTY.
  6. ALL EXISTING MONUMENTS FOUND ARE NOTED AS OLD (OLD IRON PIPE), OR (OLD IRON ROD), ETC.
  7. DIMENSIONS OR BEARINGS SHOWN IN ( ) ARE RECORD INFORMATION.
  8. PORTIONS OF EXISTING FENCES ARE AS SHOWN, IT IS NOT WARRANTED THAT ALL FENCES WERE LOCATED OR SHOWN HEREON.
  9. EXISTING TRAILER TO BE REMOVED PRIOR TO ROAD CONSTRUCTION.
  10. NET AREAS SHOWN EXCLUDE THE 40' PRIVATE ROAD EASEMENT AND 10 FOOT WIDE EASEMENT ALONG ST. JOHN'S E & R CHURCH ROAD.
  11. IT IS ASSUMED THAT THE EXISTING OVERHEAD UTILITY LINES RUNNING THROUGH LOTS 1 AND 2 ARE COVERED BY AN EXISTING EASEMENT AND/OR AN EASEMENT WILL BE PROVIDED PRIOR TO THE SALE OF EITHER LOT.

- BUILDING LINE REQUIREMENTS
1. FRONT YARD SETBACK IS 60 FEET, WHICH EQUALS 80 FEET FROM THE PROPOSED ROADWAY CENTERLINE.
  2. REAR AND SIDE YARD SETBACK IS 10 FEET.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF ROBERTA CANO WE HAVE PREPARED THIS MINOR SUBDIVISION PLAT FROM A BOUNDARY SURVEY COMPLETED DURING MARCH AND APRIL, 2000 OF A TRACT OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 2 WEST, FRANKLIN COUNTY, MISSOURI.

THAT THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS EFFECTIVE ON DECEMBER 30, 1994.

DITCH ENGINEERING, INC. L.S.-3090

MINOR SUBDIVISION

ROBERTA CANO PROPERTY

DITCH ENGINEERING, INC.

CIVIL ENGINEERING AND SURVEYING

6165 HIGHWAY 94 SOUTH

AUGUSTA, MISSOURI 63332

(314) 228-4050

DATE: 08/10/00

NO. 1

REVISIONS: ACCORDING TO FRANKLIN COUNTY COMMENTS, FILE NO. 080033

DRAWN BY: CHW

BY: M.D.

DATE: 04-27-02

JOB NO. 8

SHEET 10

000038

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE UNIFIED LAND USE REGULATION OF FRANKLIN COUNTY, MISSOURI, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DEEDS WITHIN 60 DAYS OR THE DATE BELOW.

DARREN LAMB, PLANNING DIRECTOR

8/24/2000

DATE

STATE OF MISSOURI )  
COUNTY OF FRANKLIN ) SS

I, SHARON L. BIRKMAN, RECORDER OF DEEDS, WITHIN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT WAS RECORDED ON THE 27TH DAY OF AUGUST, 2000, AT 10:30 A.M. AND DULY RECORDED IN BOOK 1261, PAGE 1276.

Sharon L. Birkman, RECORDER OF DEEDS

By: Brenda J. Williams, DEPUTY

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY, MISSOURI, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION, KNOWN AS "ROB ROY ESTATES".

ALL EASEMENTS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED, AND UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO FRANKLIN COUNTY, AMEREN UTILITY, AND FIDELITY TELEPHONE FOR PUBLIC UTILITIES, STORM SEWERS, AND DRAINAGE.

HUB ROY DRIVE, IS HEREBY DEDICATED AS A FORTY FOOT WIDE PRIVATE ROADWAY AND UTILITY EASEMENT TO ALL PRESENT AND FUTURE OWNERS OF LOTS SHOWN HEREON.

ROBERTA CANO

STATE OF MISSOURI )  
COUNTY OF FRANKLIN ) SS

ON THIS 12 DAY OF AUGUST, 2000 BEFORE ME APPEARED ROBERTA CANO, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND SO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

COMMISSION EXPIRES: 11-26-2002

NOTARY SEAL

Patricia M. Stone, Notary Public

Franklin County, State of Missouri

My Commission Expires 11/26/2002