

310 GULF

A MINOR SUBDIVISION OF A PART OF THE NW/4, NW/4, SECTION 23, T31N, R24W



BEARINGS ARE GIVEN NORTH BASED ON THE SYSTEM OF 1983 CENTRAL ZONE GPS TIES TO STATION 'TAMU'

N 17°42'57.24\"

GRID FACTOR: 0.999970

DISTANCES SHOWN ARE GROUND DISTANCES

FLOOD NOTE:
This property lies in Flood Zone \"X\". James determined to be outside of the 0.2% annual flood risk area and is not subject to the provisions of FEMA Community Plan 2007/10/0007 E, effective December 11, 2010.

CERTIFICATE OF KNOWLEDGE:
I, the undersigned, being a duly qualified and licensed Professional Land Surveyor, do hereby certify that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts as shown to me by the owner of the land, and that I am not aware of any facts which would render the same inaccurate or misleading.

DATE: 1-27-25

STATE OF MISSOURI:

COUNTY OF GREENE:

ON this 27th day of January, 2025, before me personally appeared

James J. Cole, Jr., who acknowledged to me that he is the owner of the land described in the foregoing plat, and that he executed the same for the purposes and consideration therein expressed.

My commission expires on 12-31-2025.

Notary Public, State of Missouri

James J. Cole, Jr.

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DECLARATION BY SURVEYOR:

I, Don R. Berry, do hereby state that the survey of this land, described with precision, within my jurisdiction, and that the same is a true and correct representation of the facts as shown to me by the owner of the land, and that I am not aware of any facts which would render the same inaccurate or misleading.

DATE: January 21, 2025

BY: Don R. Berry

Don R. Berry, Professional Land Surveyor

STATE OF MISSOURI LICENSE NO. 300428

CERTIFICATE OF APPROVAL - BOARD OF ALDERMEN:

I, Don R. Berry, do hereby certify that the Minor Subdivision shown on this survey does not involve the creation of a new street, and that the same is a true and correct representation of the facts as shown to me by the owner of the land, and that I am not aware of any facts which would render the same inaccurate or misleading.

DATE: January 21, 2025

BY: James J. Cole, Jr.

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BBB-88 #5624

NO. 25 - 25 Jan 2025 08:45:15 AM
Bill Berry
Professional Land Surveyor
1994

REVISIONS:

FIELD BY: M. W.

CHECKED BY: DRB

DATE:

BY:

Administrative Map
JP PROPERTIES, LLC
310 Gulf Street
Walnut Grove, Green County, Missouri

- LEGEND**
- FOUND IRON PIN
 - SET IRON PIN OR MARKER AS NOTED
 - R/W MARKER
 - BOUNDARY LINE
 - R/W LINE
 - SECTION LINE
 - MEASURED
 - PLAT
 - DEED
 - RECORDED

SURVEY DESCRIPTION:
Commencing at the Southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Thirty-one (31) North, Range Twenty-four (24) West, Greene County, Missouri; thence North 87°42'57.24\"

TRACT I:
Commencing at the Southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Thirty-one (31) North, Range Twenty-four (24) West, Greene County, Missouri; thence North 87°42'57.24\"

TRACT II:
Commencing at the Southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Thirty-one (31) North, Range Twenty-four (24) West, Greene County, Missouri; thence North 87°42'57.24\"

TRACT III:
Commencing at the Southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Thirty-one (31) North, Range Twenty-four (24) West, Greene County, Missouri; thence North 87°42'57.24\"

TRACT IV:
Commencing at the Southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Thirty-one (31) North, Range Twenty-four (24) West, Greene County, Missouri; thence North 87°42'57.24\"

DATE: 2025-01-23
SHEET: 1 OF 1
PROJECT: 2425
FILE: BBB-88-24.MXD

LEE Engineering & Associates, L.L.C.
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lee@leeengineeringllc.com

