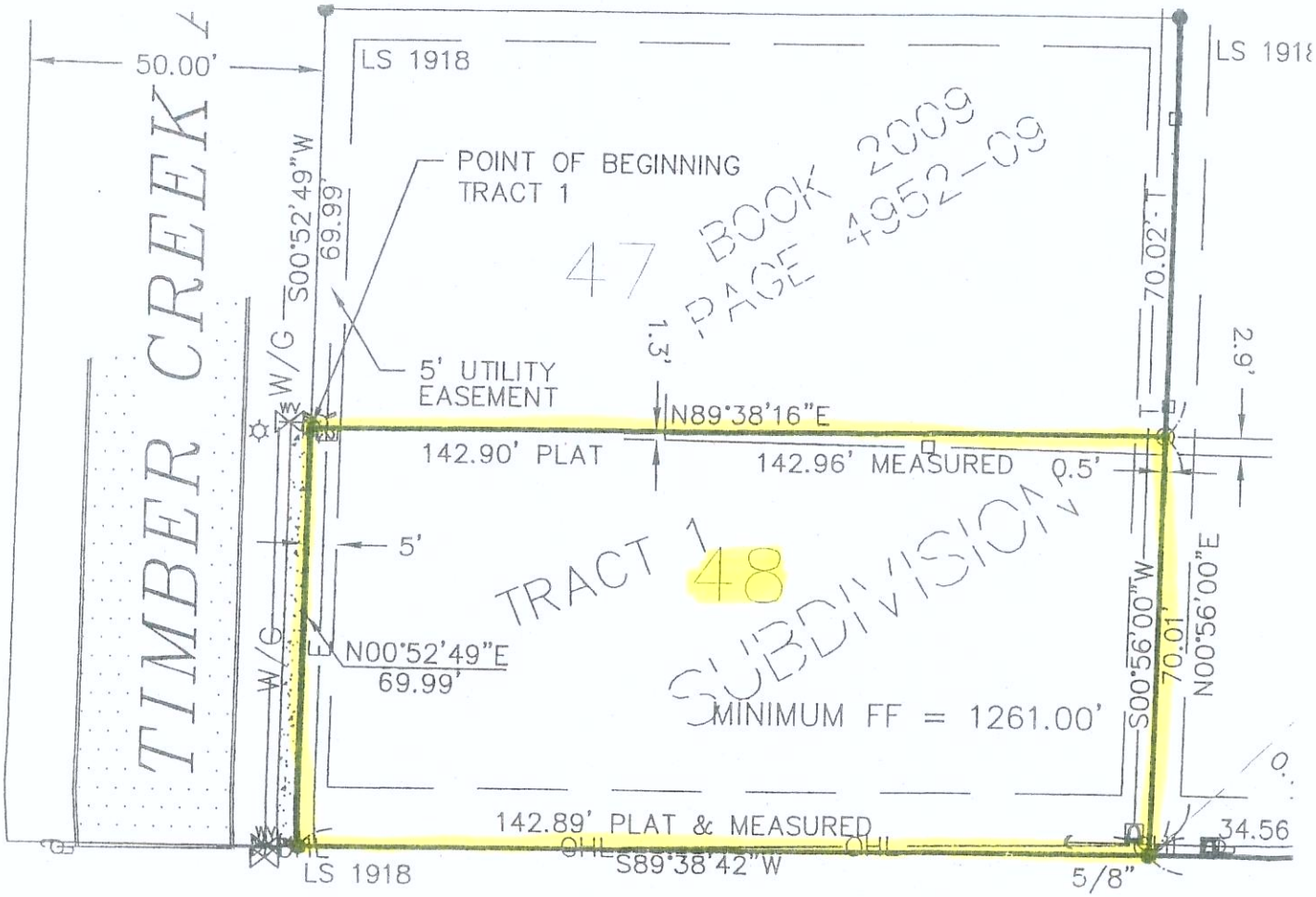

LOT 48 WESTERN HILLS SUBDIVISION, GREENE COUNTY, MISSOURI.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT 1
BEGINNING AT NORTHWEST CORNER OF LOT 48, WESTERN HILLS SUBDIVISION, GREENE COUNTY, MISSOURI; THENCE N89°38'16"E ALONG THE NORTH LINE OF SAID LOT 48 A DISTANCE OF 142.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 48; THENCE S00°56'00"W ALONG THE EAST LINE OF SAID LOT 48 A DISTANCE OF 70.01 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 48; THENCE S89°38'42"W ALONG THE SOUTH LINE OF SAID LOT 48 A DISTANCE OF 142.89 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 48; THENCE N00°52'49"E A DISTANCE OF 69.99 FEET TO THE POINT OF BEGINNING. ALL LYING IN GREENE COUNTY, MISSOURI AND CONTAINING 10,002 SQUARE FEET. SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

EXISTING UTILITY EASEMENT

STATE OF MISSOURI
MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION

A PART OF LOT 48
WESTERN HILLS SUBDIVISION
GREENE COUNTY, MISSOURI

GRID NORTH
MISSOURI
COORDINATE SYSTEM
1983 CENTRAL ZONE
SCALE 1"=20'

TIMBER CREEK AVE.

5' UTILITY EASEMENT

30' BUILDING SETBACK

STATE OF MISSOURI
MISSOURI HIGHWAY AND
TRANSPORTATION COMMISSION
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NO EASEMENT NEEDED
OVERHEAD ELECTRIC FALLS
IN A PLATTED 10' UTILITY EASEMENT

10' UTILITY EASEMENT

5' UTILITY EASEMENT

17

WESTERN HILLS SUB.
FIRST ADDITION

16

OHE

5/8 EIP 0.2'

0.9' 5/8 EIP

STATE HIGHWAY FF

STATE OF MISSOURI
KEVIN MICHAEL TYLER
NUMBER PLS-2006016642
PROFESSIONAL LAND SURVEYOR
10/20/2008

THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED RIGHTS-OF-WAY AND EASEMENTS. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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