

CURVE TABLE FOR DRY CREEK				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	278.90'	57.04'	56.84'	N89°26'07"E
C2	145.33'	113.38'	110.53'	N88°48'18"E

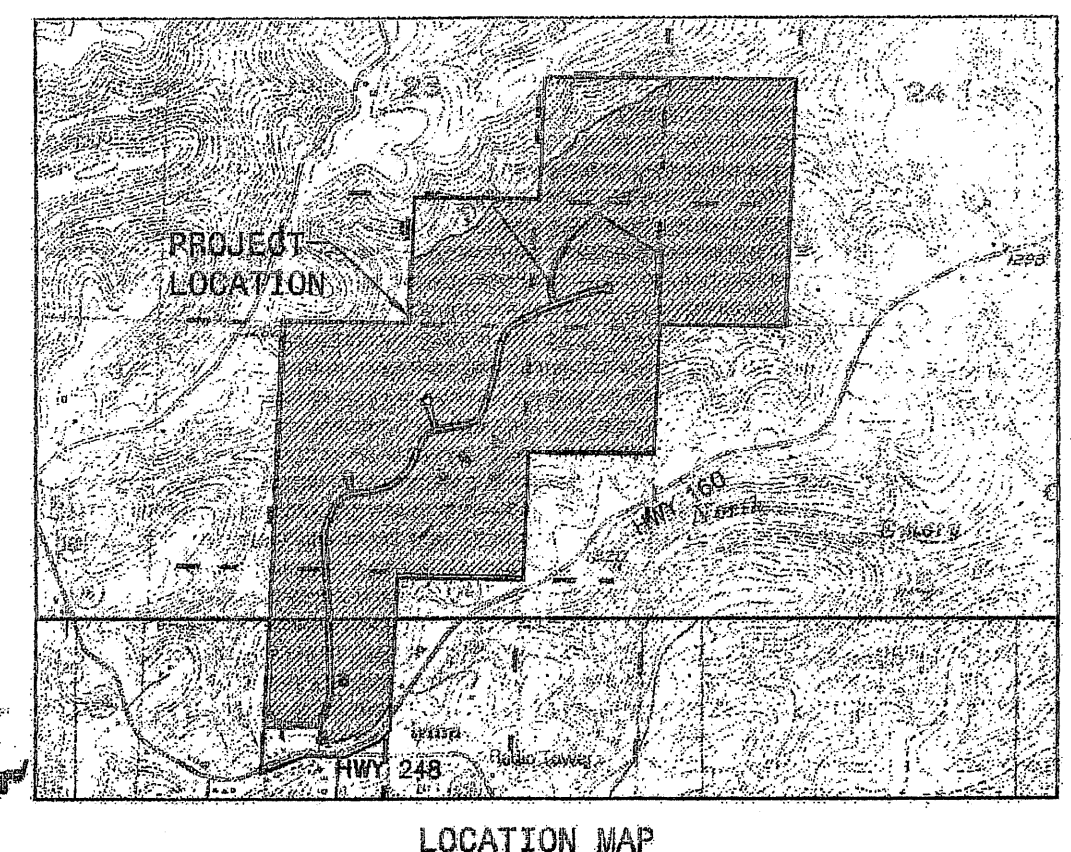
CURVE TABLE FOR BOUNDARY				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	672.55'	319.83'	316.83'	S50°06'01"W
C4	603.84'	381.98'	378.14'	S77°46'07"W

FILED
DEC 14 2005
Robert A. Dixon
Recorder of Deeds
TANAY COUNTY

FINAL PLAT HICKORY RIDGE TANAY COUNTY, MISSOURI

FILED
DEC 14 2005
Robert A. Dixon
Recorder of Deeds
TANAY COUNTY

300' 0' 300'
SCALE: 1 INCH = 300 FEET



DEVELOPMENT NOTES:
CURRENT ZONING: A-1 AGRICULTURAL DISTRICT
PROPOSED ZONING: R-1 SUBURBAN RESIDENTIAL DISTRICT
PROPOSED LOTS: 42
SINGLE FAMILY HOME SITES
TOTAL ACRES: 402.23 ACRES
TOTAL NUMBER OF BUILDABLE LOTS: 42
SMALLEST LOT: LOT 24, 5.00 ACRES (217,828 S.F.)
LARGEST LOT: LOT 7, 24.23 ACRES (664,541 S.F.)
REQUIRED FRONT SETBACK LINE = 25 FEET
REQUIRED REAR SETBACK LINE = 10 FEET
REQUIRED INTERIOR SIDE YARD SETBACK LINE = 7 FEET
REQUIRED STREET SIDE YARD SETBACK LINE = 12.5 FEET
STREETS ARE 20' WIDE GRAVEL WITH 4' WIDE SHOULDERS AND DRAINAGE DITCHES
STREET RIGHT OF WAY = 50' (TYPICAL).
A 10 FOOT WIDE UTILITY EASEMENT IS ON THE FRONTS AND BACKS OF ALL LOTS.
TRACT 'A', TRACT 'B' AND TRACT 'C' ARE RESERVED FOR FUTURE DEVELOPMENT.
RIGHT-OF-WAYS SHOWN IN PLAT REPLACE A 40' WIDE COUNTY ROAD RIGHT-OF-WAY.

OWNER/DEVELOPER:
HOMESTEAD BRANSON PROPERTIES, LLC
222 COUNTRY BLVD. DR.
BRANSON, MISSOURI 65616
(760) 419-7878

FLOOD HAZARD NOTE:
NO PORTION OF THE PROPERTY SHOWN HEREIN LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FLOOD HAZARD BOUNDARY MAP 01-33, COMMUNITY PANEL NO.280435A, SHEET 08 OF 33, TANKET CO. MO.

GRID NORTH BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE

LEGEND
○ = LOT CORNER PINS ARE 5/8" X 18" IRON PINS SET (TYPICAL) WITH PLASTIC CAPS MARKED GREAT RIVER 200111478
■ = PERMANENT MONUMENT PINS ARE 5/8" X 24" IRON PINS SET (TYPICAL) WITH ALUMINUM CAPS MARKED GREAT RIVER ENGINEERING 200111478
● = EXISTING IRON PINS (AS NOTED)

DEDICATION
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE SOLE OWNER OF THE PROPERTY BEING SUBDIVIDED IN TANAY COUNTY, MISSOURI, DESIGNATED ON THE PROPOSED PLAT AS HICKORY RIDGE, AND THAT NO DEEDS OF TRUST OR OTHER LIENS EXIST AGAINST THE PROPERTY, EXCEPT AS INDICATED. ALL STREETS AND EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THIS PLAT IS SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 113 AT PAGE 234-235 IN THE TANAY COUNTY RECORDER'S OFFICE.
IN WITNESS WHEREOF, JONATHAN LEE, MEMBER OF HOMESTEAD BRANSON PROPERTIES, LLC, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 14th DAY OF December, 2005.
ATTEST:
Jonathan Lee
JONATHAN LEE, MEMBER
HOMESTEAD BRANSON PROPERTIES, LLC

ACKNOWLEDGMENT
STATE OF MISSOURI
COUNTY OF TANAY, MO.
ON THIS 30th DAY OF Nov, in the year 2005, before me, a Notary Public in and for said State, personally appeared JONATHAN LEE, known to me, being by me duly sworn, did say that he is the member of HOMESTEAD BRANSON PROPERTIES, LLC, a LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID DOCUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JONATHAN LEE ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL AT THE DAY AND YEAR ABOVE WRITTEN.
Notary Public
My Commission Expires: 7-27-07
Neva Hesington
Neva Hesington
Greene County
My Commission Expires: July 27, 2007

TANAY COUNTY PLANNING COMMISSION CERTIFICATION
APPROVED BY THE TANAY COUNTY PLANNING COMMISSION THIS 5th DAY OF December, 2005. SAID SURVEY DOES NOT VIOLATE THE RULES AND REGULATIONS OF THE TANAY COUNTY DEVELOPMENT GUIDANCE CODE.
CHAIRPERSON: Stoney Fields
ADMINISTRATOR: Kurt Larson
05-49

TANAY COUNTY RECORDER
RECORDED BY THE TANAY COUNTY RECORDER IN PLAT BOOK THIS DAY OF 2005.
RECORDED

911 LOT ASSIGNMENTS
THE LOT ASSIGNMENTS IN HICKORY RIDGE HAVE BEEN APPROVED THIS 4th DAY OF February, 2002.
911 REPRESENTATIVE: [Signature]

KNOW ALL MEN BY THESE PRESENTS:
THAT I, KENNETH E. MESSICK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED. PREPARED BY KENNETH E. MESSICK AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH TANAY COUNTY SUBDIVISION REGULATIONS AND IN ACCORDANCE WITH CURRENT ANNUAL STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

DRAFT PREPARED 11-30-2005
SIGNATURE: [Signature]
MISSOURI L.S. NO. 2411

NOTE:
FOR REQUIRED IMPROVEMENTS SEE TANAY COUNTY DEVELOPMENT GUIDANCE CODE, ADOPTED BY THE TANAY COUNTY COMMISSION NOVEMBER 13, 1994, UPDATED OCTOBER 1998.

PROPERTY DESCRIPTION:
BEGINNING AT THE CENTER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 22 WEST, FIFTH PRINCIPAL MERIDIAN; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, S20°30'50"W, 1287.24 FEET; THENCE S20°30'50"E, 35.05 FEET TO THE NORTH RIGHT OF WAY LINE OF HWY 76; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES; THENCE S30°37'44"W, 252.27 FEET; THENCE 318.83 FEET, ALONG A 672.55 FOOT RADIUS, CURVE RIGHT, WHOSE CHORD BEARS S50°06'01"W, 316.83 FEET; THENCE N47°59'55"W, 29.79 FEET; THENCE 391.88 FEET, ALONG A 903.84 FOOT RADIUS, NON-TANGENT CURVE RIGHT, WHOSE CHORD BEARS S77°46'07"W, 378.14 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N17°51'03"E, 163.23 FEET; THENCE N79°12'53"W, 40.48 FEET; THENCE N87°12'00"W, 250.24 FEET; THENCE S01°46'58"W, 20.00 FEET; THENCE N87°12'00"W, 300.29 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, THENCE ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, N02°18'52"E, 422.12 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, N02°28'42"E, 619.82 FEET TO THE THREAD OF DRY CREEK; THENCE ALONG SAID THREAD OF DRY CREEK THE FOLLOWING ELEVEN (11) COURSES; THENCE N83°32'47"E, 93.61 FEET; THENCE N65°37'54"E, 36.19 FEET; THENCE S87°27'50"E, 43.15 FEET; THENCE N53°17'28"E, 76.47 FEET; THENCE N37°40'42"E, 116.57 FEET; THENCE N69°15'09"E, 101.71 FEET; THENCE S74°04'28"E, ALONG A 278.89 FOOT RADIUS, CURVE RIGHT, WHOSE CHORD BEARS N02°18'52"E, 40.48 FEET; THENCE N11°31'58"E, 33.21 FEET; THENCE N02°18'52"E, 68.22 FEET; THENCE ALONG SAID THREAD OF DRY CREEK THE FOLLOWING ELEVEN (11) COURSES; THENCE N83°32'47"E, 93.61 FEET; THENCE N65°37'54"E, 36.19 FEET; THENCE S87°27'50"E, 43.15 FEET; THENCE N53°17'28"E, 76.47 FEET; THENCE N37°40'42"E, 116.57 FEET; THENCE N69°15'09"E, 101.71 FEET; THENCE S74°04'28"E, ALONG A 278.89 FOOT RADIUS, CURVE RIGHT, WHOSE CHORD BEARS N02°18'52"E, 40.48 FEET; THENCE N11°31'58"E, 33.21 FEET; THENCE N02°18'52"E, 68.22 FEET; THENCE ALONG SAID THREAD OF DRY CREEK THE FOLLOWING ELEVEN (11) COURSES; THENCE N83°32'47"E, 93.61 FEET; THENCE N65°37'54"E, 36.19 FEET; 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