

APPLICATION FOR CONCEPT

DIVISION III TANEY COUNTY PLANNING COMMISSION

08-60

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: Southern Oaks

NAME OF APPLICANT: Nick Plummer
(must be owner of record)

SIGNATURE Nick Plummer
DATE: 08-28-08
(must be owner of record)

MAILING ADDRESS: 662 Powell Rd. Kirbysville Mo. 65679

TELEPHONE NUMBER: 417-334-3274

NAME OF REPRESENTATIVE: Wolfe Surveying Inc

MAILING ADDRESS (rep.): 800 state Hwy 248 Building 4 Suite D Branson, Mo. 65616

TELEPHONE NUMBER (rep.): 417-334-8820

ACCESS TO PROPERTY (street # and name): Powell Road

5.00 # of Acres (or sq. ft. of lot size):

PARCEL # 09-5.0-21-000-000-032.000

SECTION: 21 TOWNSHIP: 23 RANGE: 20

NAME OF SUBDIVISION (if applicable): Southern Oaks

Lot # (if applicable) 29 BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

COMMERCIAL _____ MULTI-FAMILY _____ RESIDENTIAL

AGRICULTURAL MULTI-USE _____ MUNICIPALITY _____

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL _____ TREATMENT PLANT _____ INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL COMMUNITY WELL _____ PRIVATE WELL _____

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)
YES ___ NO

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL _____ MULTI-FAMILY _____ COMMERCIAL _____ INDUSTRIAL _____
 SPECIAL-USE _____ OTHER _____

**Please give a description of your proposed project including all uses:
(IMPORTANT: Make this description as complete as possible as your
public notice will be based on the information provided here.)**

Replat lot 29 into two lots for residential
use.

THE REPLAT OF
LOT 29 OF SOUTHERN OAKS
 LOCATED IN THE NW1/4 SE1/4
 OF SEC. 21, T23N, R20W
 OF THE 6th PRINCIPAL MERIDIAN
 TANEY COUNTY, MISSOURI

DESCRIPTION:

ALL OF LOT 29, OF SOUTHERN OAKS, AS PER THE RECORDED PLAT THEREOF, RECORDED IN PLAT BOOK 17 AT PAGE 38, IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

TITLE SOURCE:

SUBDIVISION PLAT RECORDED IN PLAT BOOK 17 AT PAGE 38.

CLASSIFICATION OF SURVEY:

"SUBURBAN SURVEY"

OFFICE OF TANEY COUNTY 911 ADMINISTRATOR:

APPROVED BY THE OFFICE OF TANEY COUNTY 911 ADMINISTRATOR THIS DAY OF _____ 2008.

911 REPRESENTATIVE

TANEY COUNTY PLANNING COMMISSION CERTIFICATION:

APPROVED BY THE TANEY COUNTY PLANNING COMMISSION THIS DAY OF _____ 2008.

CHAIRMAN:

THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT CODE.

ADMINISTRATOR:

PLAT NOTES:

1. ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.

2. EASEMENTS:

ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES EXCEPT SHOWN HEREOF.

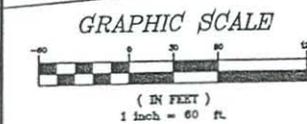
3. SETBACKS:

25 FEET OFF OF ALL SUBDIVISION ROADS 1/2 REQUIRED FRONT SETBACK OFF ALL SIDE CORNER LOTS
 7 FEET OFF ALL SIDE LOTS
 10 FEET OFF ALL BACK LOTS

4. ALL LOTS CORNERS WERE STAKED WITH 1/2" REBARS WITH P.L.S. CAP PLACED ON TOP OF PIN, UNLESS NOTED DIFFERENTLY ON PLAT.



PHASE 1 SMOKE TREE HILLS
 PLAT BOOK SLIDE C AT PAGE 650



Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF NICK PLUMMER, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREOF AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

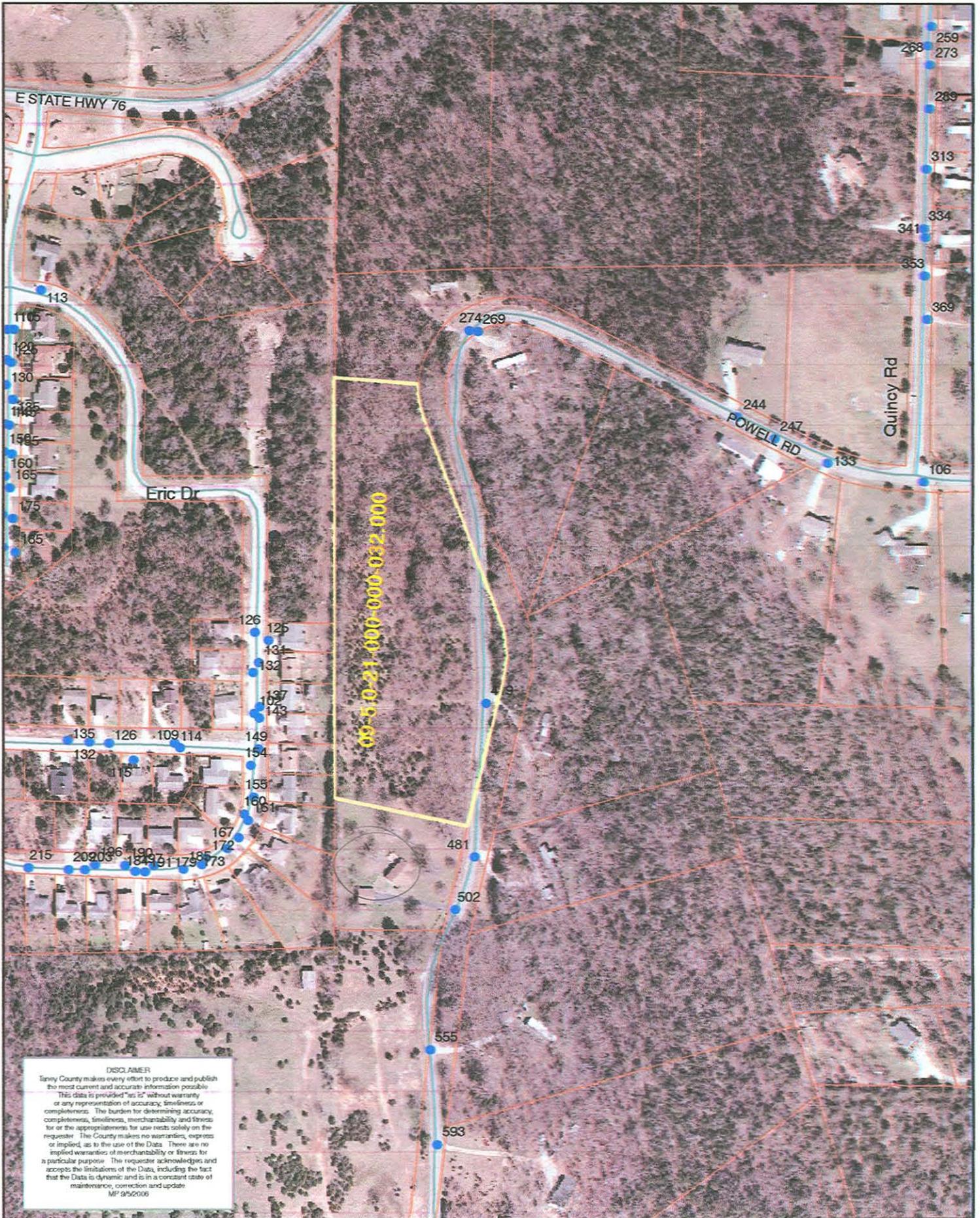
ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190
 JACK E. HOUSEMAN P.L.S. 2005019222

Surveyed for NICK PLUMMER		WOLFE SURVEYING, INC. EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT) PATRICK W. BROWN (VICE PRESIDENT) JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY) 800 State Highway 248, Building 4, Suite D, Bronson, MO 65616 Phone: 417-334-8020 Fax: 417-334-5161	
SECTIONAL MAP R 20 W 	LEGEND ○ - SET IRON PIN ● - EX. 1/2" IRON PIN □ - EXISTING STONE △ - CORPS MONUMENT ○ - P.C., P.T., P.L. N - RIGHT-OF-WAY MARKER	SHEET: 1 OF 1 DATE: 08-26-08 W.O. #2134 DRAWN BY: [Signature]	DWG #2134-RPL29 REV



Southern Oaks



DISCLAIMER
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MP 9/5/2009