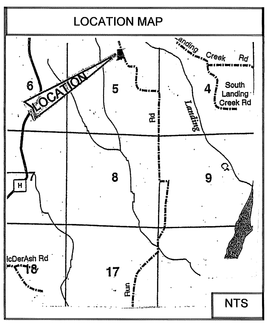
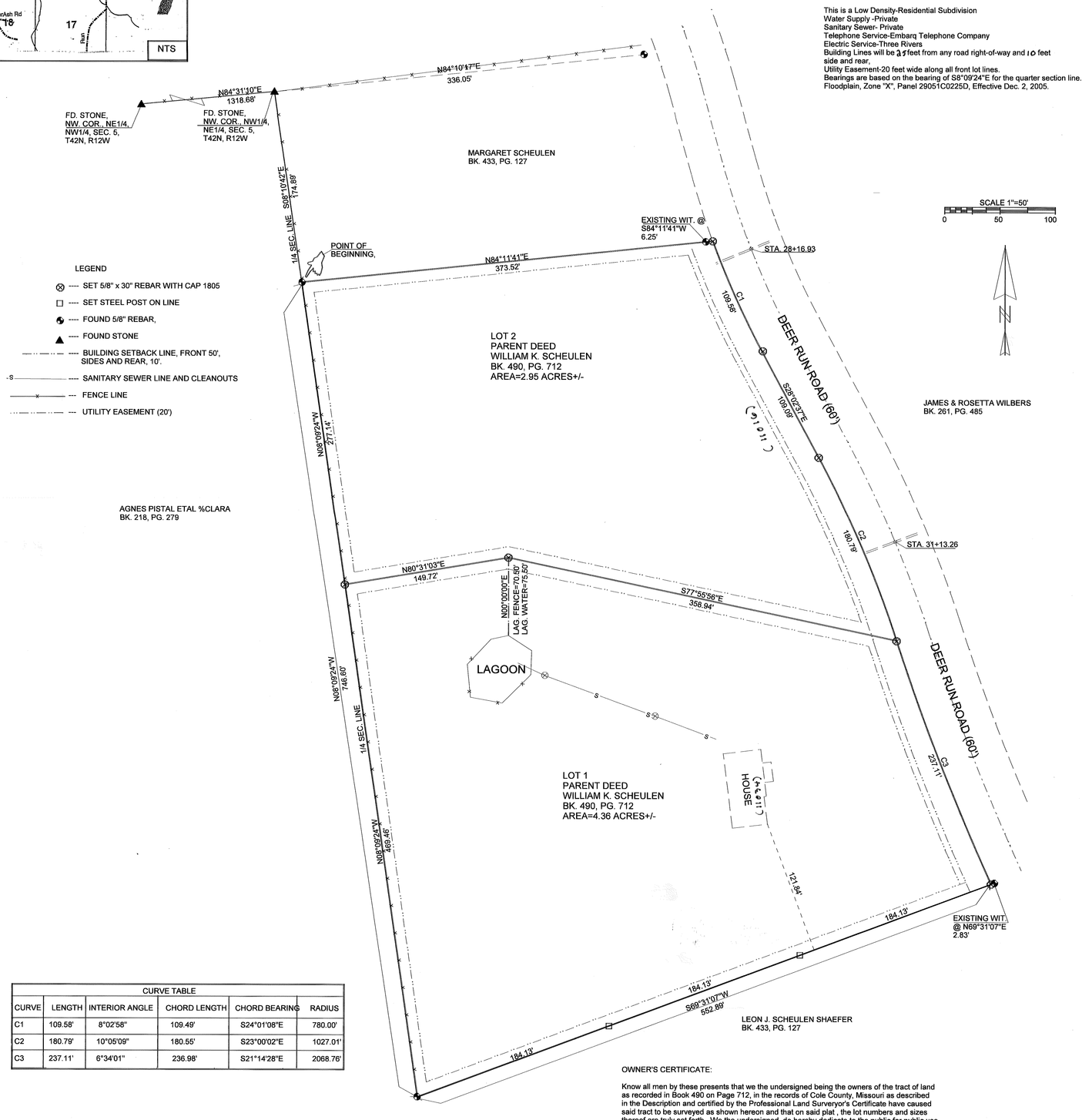
BAILEY'S SUBDIVISION
PART OF NW1/4, NE1/4, SEC. 5, T42N, R12W
AREA= 7.31 ACRES+/-
DENSITY=RURAL
(FINAL PLAT)



CLASSIFICATION AND UTILITY NOTES;

This is a Low Density-Residential Subdivision
Water Supply -Private
Sanitary Sewer- Private
Telephone Service-Embarq Telephone Company
Electric Service-Three Rivers
Building Lines will be 25 feet from any road right-of-way and 10 feet side and rear,
Utility Easement-20 feet wide along all front lot lines.
Bearings are based on the bearing of S8°09'24"E for the quarter section line.
Floodplain, Zone "X", Panel 29051C0225D, Effective Dec. 2, 2005.



SCALE 1"=50'
0 50 100

LEGEND
- SET 5/8" x 30" REBAR WITH CAP 1805
- SET STEEL POST ON LINE
- FOUND 5/8" REBAR,
- FOUND STONE
- BUILDING SETBACK LINE, FRONT 50', SIDES AND REAR, 10'.
- SANITARY SEWER LINE AND CLEANOUTS
- FENCE LINE
- UTILITY EASEMENT (20')

CURVE TABLE					
CURVE	LENGTH	INTERIOR ANGLE	CHORD LENGTH	CHORD BEARING	RADIUS
C1	109.58'	8°02'58"	109.49'	S24°01'08"E	780.00'
C2	180.79'	10°05'09"	180.55'	S23°00'02"E	1027.01'
C3	237.11'	6°34'01"	236.98'	S21°14'28"E	2068.76'

DESCRIPTION:

Part of the Northwest quarter (NW1/4) of the Northeast quarter (NE1/4), Section five (Sec. 5), Township Forty two North (T42N) Range Twelve West (R12W) as recorded in Book 490 on Page 712 in the records of the County recorder and all being in Cole County, Missouri, being more particularly described as follows: Commencing at a stone for the northwest corner of the Northwest quarter (NW1/4) of the Northeast quarter (NE1/4), Section five (Sec. 5), Township Forty two North (T42N) Range Twelve West (R12W) and thence along the west line of the NW1/4, NE1/4, Sec. 5, T42N, R12W, S 8°10'42" E, 174.89 feet to a 5/8 inch rebar for the Point of Beginng; Thence from the Point of Beginning along the common line between the areas described in Book 433, Page 127 and Book 490, Page 712,N 84°11'41" E, 373.52 feet to the west right of way for Deer Run Road and set a 5/8 inch rebar; Thence along said right of way along a curve to the left for a length of 109.58 feet, central angle of 8°02'58", chord 109.49 feet, chord bearing of S 24°01'08" E, and radius of 780.00 feet and set a 5/8 inch rebar; Thence S 28°02'37" E, 109.09 feet and set a 5/8 inch rebar; Thence along a curve to the right for a length of 180.79 feet, central angle of 10°05'09", chord 180.55 feet, chord bearing of S 23°00'02" E, and radius of 1027.01 feet and set a 5/8 inch rebar; Thence along a curve to the left for a length of 237.11 feet, central angle of 6°34'01", chord 236.98 feet, chord bearing of S 21°14'28" E, and radius of 2068.76 feet and set a 5/8 inch rebar; Thence departing from said right of way along the common line between the areas described in Book 490, Page 712, and Book 433, Page 127, S 69°31'07" W, 552.89 feet to a 5/8 inch rebar; Thence along the west line of the NW1/4, NE1/4, Sec. 5, T42N, R12W, along the common line between the areas described in Book 490, Page 712 and Book 218, Page 279, N 8°09'24" W, 746.60 feet to the Point of Beginning and containing in all 7.31 acres more or less. All referenced docuements are recorded in the Recorder of Deeds for Cole County, Missouri.

SURVEYORS CERTIFICATE
I certify on June 18, 2008 and at the request of Mr. William L. Scheulen this survey was completed under my direct supervision, was performed to comply with Missouri's requirements for the mininum standards for a Suburban survey as required in Missouri's CSR 30-16.040.

July 9, 2008

STATE OF MISSOURI WILBUR D. KROGSTAD NUMBER LS-1805 REGISTERED LAND SURVEYOR

WILBUR D. KROGSTAD PLS 1805
Adventures with Professional Technologies, L.L.C.
506 Jefferson
Fulton, Missouri, 65251
Phone: 573-642-6158

OWNER'S CERTIFICATE:

Know all men by these presents that we the undersigned being the owners of the tract of land as recorded in Book 490 on Page 712, in the records of Cole County, Missouri as described in the Description and certified by the Professional Land Surveryor's Certificate have caused said tract to be surveyed as shown hereon and that on said plat , the lot numbers and sizes thereof are truly set forth. We the undersigned, do hereby dedicate to the public for public use forever, all easements (not presently of record) as shown on this plat, which shall be known as BAILEY'S SUBDIVISION. All taxes due and payable against said property are paid in full.
In Witness:
Whereof, Mrs. Pamela S. and Mr. William L. Scheulen has caused these presents to be signed on this 9 day of July ,2008.

Pamela S. Scheulen
Mrs. Pamela S. Scheulen (wife)
William L. Scheulen
Mr. William L. Scheulen (husband)

STATE OF MISSOURI } SS
COUNTY OF COLE }

On this 9th day of July, 2008, before me personally did appear the above signed property owners who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 9th, day of July, of 2008.

My commission Expires 5/21/10
Nancy K. Gratz, Notary Public, Cole, Co.

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI
NANCY K. GRATZ
My Commission Expires May 21, 2010
Cole County
Commission #06434246

We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 8th day of July, 2008.

Duane Amos, Chairman
Larry Benz, P.E. Director

STATE OF MISSOURI } SS
COUNTY OF COLE: }

2008079844

I, RECORDER OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT 10 O'CLOCK 11:43 MIN. A.M. ON July 22 2008 AND IS RECORDED IN BOOK 128 ON PAGE 640. WITNESS MY HAND AND SEAL OF OFFICE.

_____ RECORDER
BY _____ D.R.

B0140

COPY

BAILEY'S SUBDIVISION
DEVELOPER; WILLIAM SCHUELEN
PART OF NW1/4, NE1/4 SEC. 5, T42N, R12W

ADVENTURES WITH PROFESSIONAL TECHNOLOGIES, L.L.C.
ENGINEERING ---- SURVEYING
506 JEFFERSON, FULTON, MO. 65251
PHONE: 573-642-6158

Date; JUNE. 18, 2008	Sheet 1 of 1	Drawn by; WDK
Revision No. Date;	PROJECT NO. 071115	File No.; SCHUEL07

B0140