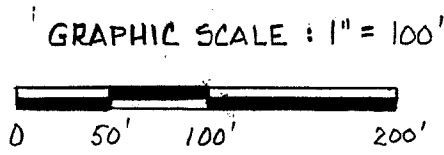


N



# B. BAYSINGER SUBDIVISION

Pt. NW 1/4 - SE 1/4 & Pt. S 1/2 - N 1/2 - SW Fractional 1/4 Sec 18, T43N, R12W, Cole Co., MO.

A 4.498-ACRE "RESIDENTIAL" SUBDIVISION

NW COR NW 1/4 - SE 1/4  
S18-T43N-R12W PER  
RESUBDIVISION LOT 2  
HATFIELD SUBDIVISION  
BY LS# 1166, DEC., 1978

N 1/2 - N 1/2 - SW FRAC 1/4

LOESCH  
BK. 155, PG. 610

DATE:  
JULY 2, 2009

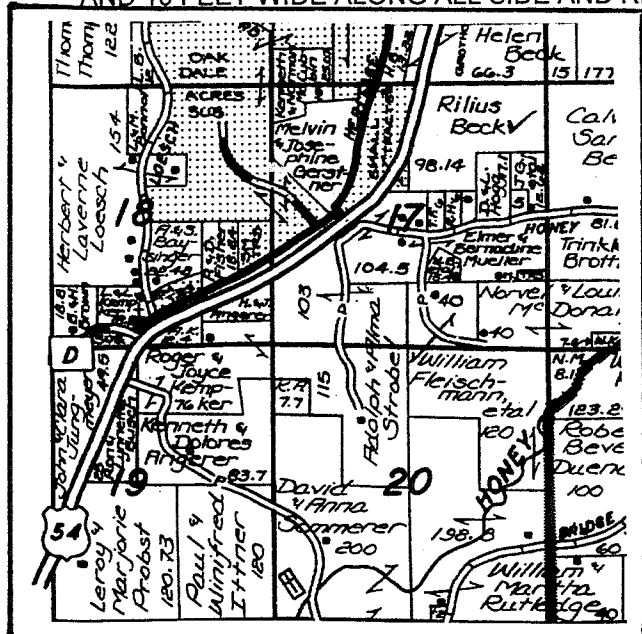
BEARING NOTE:  
RELATIVE TO BEARINGS RECORDED  
IN DEED BOOK 526, PAGE 840 AND  
IN DEED BOOK 575, PAGE 954

CONFLICT:  
(F.E. ROSS - OCT., 1942 BK 8, PG. 229)  
(250.80' 3.80 chains)  
F.E. ROSS - FEB., 1942  
(BOOK 8, PAGE 216)

EASEMENTS:  
UTILITIES BAYSINGER  
BK. 211, PG. 150

### GENERAL NOTES & INFORMATION

- 1.) LAND USE DESIGNATION = RURAL RESIDENTIAL
- 2.) MLS PROPERTY CLASSIFICATION = SUBURBAN PROPERTY
- 3.) MLS ACCURACY STANDARDS = RPT 0.10FT OR 1:10,000
- 4.) NO PART OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED BY CURRENT MAPS OF THE F.E.M.A.
- 5.) UTILITY EASEMENTS: 10 FEET WIDE ALONG ALL LOT LINES.
- 6.) UTILITIES: WATER ..... P.W.S.D. No. 4  
TELEPHONE ..... EMBARQ  
ELECTRIC ..... THREE RIVERS ELECTRIC CO.-JP  
SANITARY SEWER ... INDIVIDUAL
- 7.) BUILDING SETBACK LINES: 25 FEET WIDE ALONG FRONT LOT LINES AND 10 FEET WIDE ALONG ALL SIDE AND REAR LOT LINES.



LOCATION MAP (NOT TO SCALE)

WE, THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE 11 DAY OF August, 2009.

*Duane Amos*  
DUANE AMOS, CHAIRMAN

*Larry J. Benz*  
LARRY J. BENZ, P.E., DIRECTOR

FOUND "T" POST IN ROCKPILE  
(250.80' 3.80 chains)  
F.E. ROSS - FEB., 1942  
(BOOK 8, PAGE 216)

1  
1.428 ACRE  
(7610)

2  
3.07 Acre  
(7512)

THE AUBREY H. BAYSINGER  
FAMILY TRUST  
BK. 527, PG. 604

FEDERAL HOME  
LOAN MORTGAGE  
CORPORATION  
BK. 575, PG. 954

HOLTMEYER  
BK. 276, PG. 631

MOBLEY  
BK. 313, PG. 581

LOVEALL  
BK. 531, PG. 754

SLAYTON  
BK. 279, PG. 807

Document No. 200912686

STATE OF MISSOURI )  
COUNTY OF COLE ) ss

Filed for record this 24 day of September, 2009,

at 1 o'clock and 54:45 minutes P. M.,

recorded in Book 12, Page 671.

Larry D. Rademan, Recorder

Deputy

### LEGEND

- IRON MARKER FOUND
- IRON MARKER SET
- STONE FOUND
- R.O.W. MARKER
- PILE OF ROCKS FOUND
- PILE OF ROCKS SET
- ▲ POINT
- ▲ WOOD STAKE SET

### NOTE

Surveyor accepts no responsibility for any easements not furnished by the owner or not included in the abstract which was furnished by the owner unless physical evidence exists during field work.

### PROPERTY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 12 WEST, COLE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: "BEGINNING" AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 12 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN AND GOING EAST ALONG THE QUARTER SECTION LINE - N86°45'E - 270.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF LOESCH ROAD; THENCE FOLLOWING THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD - S26°27'21"W - 226.65 FEET TO AN IRON ROD; THENCE ALONG A CURVE TO THE LEFT FOR 251.05 FEET (CHORD = S03°16'04"W - 244.25 FEET AND A RADIUS OF 310.14 FEET) TO AN IRON ROD; THENCE S19°55'14"E - 456.77 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 526, PAGE 840, COLE COUNTY LAND RECORDS; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF LOESCH ROAD AND GOING S64°59'W - 397.73 FEET TO AN IRON ROD; THENCE N17°28'36"W - 210.00 FEET TO AN IRON ROD; THENCE N64°59'E - 210.00 FEET TO AN IRON ROD ON THE WEST LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 526, PAGE 840, COLE COUNTY LAND RECORDS; THENCE FOLLOWING THE WEST LINE OF SAID PROPERTY - N17°28'36"W - 94.65 FEET TO A STEEL "T" POST IN A PILE OF ROCKS AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 527, PAGE 604; THENCE GOING NORTH ALONG THE QUARTER SECTION LINE - N04°21'W - 651.50 FEET BACK TO THE POINT OF "BEGINNING", SUBJECT TO ALL EASEMENTS AND RESTRICTIONS EXISTING OR OF RECORD AND CONTAINS 4.498 ACRES.

### SURVEYOR'S CERTIFICATE

I, RALPH P. KLIEHERMES, MISSOURI PROFESSIONAL LAND SURVEYOR No. 2159, HEREBY CERTIFY THIS PLAT TO ACCURATELY ILLUSTRATE A SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION DURING JULY, 2009, ALL IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND BY THE DEPARTMENT OF NATURAL RESOURCES - DIVISION OF GEOLOGY AND LAND SURVEY.

*Ralph P. Kliehermes*  
RALPH P. KLIEHERMES, MISSOURI PROFESSIONAL LAND SURVEYOR No. 2159  
AUGUST 19, 2009  
DATE

### OWNERS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED AND SHOWN HEREON, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED AS SET FORTH HEREON AND ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS ON THIS 21<sup>st</sup> DAY OF August, 2009.

*Robert H. Baysinger*  
ROBERT H. BAYSINGER

*Sonya A. Baysinger*  
SONYA A. BAYSINGER

STATE OF MISSOURI )  
COUNTY OF COLE ) ss

ON THIS 21<sup>st</sup> DAY OF August, 2009, 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 TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF August, 2009.

*Amy L. Shaw*  
AMY L. SHAW  
NOTARY PUBLIC  
My Commission Expires July 22, 2010  
Cole County  
Commission #03366012

MY COMMISSION EXPIRES: 6/23/2010

### DEED OF RECORD

BOOK 230, PAGE 319  
BOOK 526, PAGE 840  
BOOK 575, PAGE 375, COLE COUNTY LAND RECORDS

REF. SURVEYS: F.E. ROSS - BOOK 8, PAGE 216

LOESCH ROAD RIGHT-OF-WAY PLATS - APRIL, 1996  
RE-SUBDIVISION LOT 2 - HATFIELD SUBDIVISION - DEC., 1978

# COPY

## B. BAYSINGER SUBDIVISION

FOR: ROBERT H. BAYSINGER AND SONYA A. BAYSINGER, HUSBAND AND WIFE

OSAGE COUNTY LAND SURVEYING, LLC

P.O. BOX 201

L.S. 2159

LINN, MISSOURI

65051

PART OF S18-T43N-R12W-5PM  
S1/2

SURVEY NO.: 2009-042B

SCALE: 1" = 100'

DRAWN BY: RPK

CCPW 120142