



"BREWER SUBDIVISION, SECTION #2"

ORIGINAL PLAT OF PART OF THE SE 1/4 OF THE SE 1/4 OF SEC.19, TWP. 43 N., RNG. 13W., COLE COUNTY, MISSOURI.
 TOTAL SUBDIVISION = 3.834 ACRES / "RURAL DENSITY" (3 ACRE MIN./ DWELLING)

NE 1/4 OF THE SE 1/4
 SEC. 19, T. 43 N., R. 13 W.
 L. PITTRICH, TRUSTEE
 (BK. 476, PG. 040)

L. PITTRICH, TRUSTEE
 (BK. 476, PG. 040)

NOTE: "FRONT" LOT LINES ARE 30 FEET FROM THE CURRENT PHYSICAL CENTERLINE OF ROAD.

TRACT "A" = DEDICATED RIGHT-OF-WAY TO THE OWNER'S CURRENT PROPERTY LINES.

"P.O.B." = NE COR. OF THE SE 1/4 OF SE 1/4 FND. 1/2" I.ROD IN N. EDGE OF ROAD (BENT) REPLACED WITH 5/8" I.ROD W/ CAP SET 6" BELOW GRADE

L. PITTRICH, TRUSTEE
 (BK. 476, PG. 040)

N. & D. MEHRHOFF
 (BK. 373, PG. 040)

R. & P. RUSTEMEYER
 (BK. 517, PG. 382)

LOT #2
 3.287 AC.

THE MICHAEL E. BREWER LIVING TRUST
 M. BREWER, TRUSTEE
 (BK. 381, PG. 189)

APPROX. 53 ACRES REMAIN IN THE SE PART OF SECTION 19, (PER ASSR. MAPS)

SUBDIVISION BOUNDARY DESCRIPTION: THE NORTHEAST PART OF A TRACT OF LAND CONVEYED TO MICHAEL E. BREWER, TRUSTEE OF THE MICHAEL E. BREWER LIVING TRUST PER DEED FILED IN BOOK 381, PAGE 189 OF THE COLE COUNTY RECORDS*, SAID PART BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 13 WEST, COLE COUNTY, MISSOURI, THE BOUNDARY OF SAID PART BEING DESCRIBED AS FOLLOWS:

"BEGINNING" AT A SET 5/8-INCH DIA. IRON ROD WITH CAP AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, THENCE S.01°22'00"E. ALONG THE SECTION LINE, (PER SURVEY BOOK "A", PAGE 698) FOR A DISTANCE OF 331.08 FEET TO A POINT FROM WHICH A SET 5/8-INCH DIA. IRON ROD WITH CAP BEARS N.76°44'33"W, 8.59 FEET; THENCE LEAVING SAID SECTION LINE N.76°44'33"W FOR A DISTANCE OF 600.37 FEET TO A SET 5/8 INCH DIA. IRON ROD WITH CAP; THENCE N.53°18'02"W FOR A DISTANCE OF 181.63 FEET TO A SET 5/8 INCH DIA. IRON ROD WITH CAP; THENCE N.02°49'02"W FOR A DISTANCE OF 70.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 13 WEST, FROM THIS POINT A SET 5/8 INCH DIA. IRON ROD WITH CAP BEARS S.02°49'02"E. 28.59 FEET; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OR THE SOUTHEAST QUARTER OF SECTION 19, N.88°52'16"E, FOR A DISTANCE OF 725.32 FEET, TO THE POINT OF "BEGINNING", CONTAINING 3.834 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD.

SURVEYOR'S CERTIFICATE: THIS IS A RESULT OF MY SURVEY AS PREPARED UNDER MY DIRECT SUPERVISION DURING OCTOBER OF 2012, WHICH I CERTIFY TO BE TRUE AND CORRECT, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR SUBURBAN PROPERTY BOUNDARY SURVEYS*.



Timothy T. Hamburg
 TIMOTHY T. HAMBURG
 MO. PLS #2012000092

DATE: 10-25-12

OWNERS' CERTIFICATE: KNOW ALL PERSONS BY THESE PRESENTS THAT I THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT 'SUBDIVISION' AS DESCRIBED IN THE FOREGOING DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOT #2 AND TRACT "A" AS DESCRIBED, DEPICTED AND TRULY SET FORTH ON THIS PLAT. ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY ARE PAID IN FULL, AND THE SAID TRACT "A" IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC USE FOREVER.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNER OF SAID PROPERTY HAS HEREUNTO SET HIS HAND ON THIS 26 DAY OF November, 2012.

THE MICHAEL E. BREWER LIVING TRUST

Michael E. Brewer, TTE
 BY: MICHAEL E. BREWER, TRUSTEE

STATE OF MISSOURI } S.S.
 COUNTY OF Cole }

BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED OWNER WHO EXECUTED THE FOREGOING INSTRUMENT ON THE DATE WRITTEN ABOVE, AND ACKNOWLEDGED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DATE ABOVE WRITTEN.

Cheryl Davis
 NOTARY PUBLIC

CHERYL DAVIS
 Notary Public - Notary Seal
 STATE OF MISSOURI
 County of Callaway
 My Commission Expires 10/5/2014
 Commission #10438086

MY COMMISSION EXPIRES: 10-05-2014

COLE COUNTY PLANNING COMMISSION: WE THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE 13 DAY OF November, 2012.

Michelle Gerstner
 MICHELLE GERSTNER-CHAIRMAN

Larry Benz
 LARRY BENZ, P.E., DIRECTOR

GENERAL PROPERTY USE & SURVEY INFORMATION:

- A.) LAND USE DESIGNATION: "RURAL DENSITY RESIDENTIAL"
- B.) UTILITY PROVIDERS: SAN. SEWER = INDIVIDUAL WATER: PRIVATE WELL
 ELECTRIC: THREE RIVERS ELECTRIC TELEPHONE: CENTURYLINK
- C.) BUILDING 'SET-BACK' LINES ("SBL") MINIMUM = 25 FEET FROM FRONT RIGHT-OF-WAY LINE AT ROAD, AND 10 FEET FROM SIDES AND REAR LINES.
- D.) A "SIGHT TRIANGLE" IS REQUIRED AT ALL "CORNER LOTS" PER THE COLE COUNTY "RULES OF LAND SUBDIVISION" PER SEC. 6.6.2.; NO OBSTRUCTION TO VISION EXCEEDING THREE FEET IN HEIGHT ABOVE THE ESTABLISHED STREET GRADE MAY BE ERECTED OR PLANTED WITHIN SAID AREA. THE SIGHT TRIANGLE SHOWN AT THE NE CORNER OF LOT 2 EXTENDS FROM THE 'PC' TO THE 'PT' OF THE RIGHT-OF-WAY LINE'S CURVE. THIS PROVIDES A 60-FOOT SIGHT TRIANGLE AT THIS CORNER.
- E.) CURRENT OWNERS' DEED: DEED BOOK 381, PAGE 189 OF THE COLE COUNTY RECORDS.
- F.) PRIOR SURVEYS OF RECORD: COLE COUNTY SURVEY RECORD BK. "A", PG. 698 BY LS #2729, DATED FEBRUARY 2005 RE-ESTABLISHED THE N-S SECTION LINE. (FOUND & USED MARKERS PER SAID SURVEY.); SURVEY RECORDED IN PLAT BK. 11, PG. 501 BY LS #789, DATED MARCH 1991 AND SURVEY RECORDED IN PLAT BK. 12, PG. 300 BY LS #2578, DATED JULY 2002 "TIED" TO THE E-W 1/4-1/4 SECTION LINE (FOUND AND USED MARKERS PER SAID SURVEY.)
- G.) BASIS FOR BEARINGS: THE N-S SECTION LINE, BEING THE EAST LINE OF THE SUBJECT PROPERTY, PER PRIOR SURVEY IN NOTE "E" ABOVE.
- H.) SURVEY ACCURACY STANDARDS CLASSIFICATION: "SUBURBAN-TYPE"
- I.) RELATIVE POSITIONAL TOLERANCE: 0.10 FT. FOR DISTANCES OVER 1,000 FEET, (ACCURACY: 1:10,000). NOTE THAT THE DEGREE OF PRECISION SHOWN HEREON WITH REGARD TO THE BOUNDARIES, BEARINGS AND DISTANCES, IS GIVEN FOR MATHEMATICAL CLOSURE ONLY. THE ACTUAL ACCURACY OF THE MEASUREMENTS MEETS THE CURRENT REQUIREMENTS OF THE "MISSOURI MINIMUM STANDARDS".
- J.) THE PROFESSIONAL SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. CLIENT HAS NOT PROVIDED UP-TO-DATE TITLE SEARCH INFORMATION. OTHER DOCUMENTS OF RECORD OR NOT OF RECORD MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL.
- K.) FEMA FLOOD HAZARD: NO PART OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE PER FIRM PANEL 29051 C0200D OF THE NATIONAL FLOOD INSURANCE PROGRAM.

FND. 5/8" I.ROD W/CAP BY PLS-2729

COPY

LEGEND

- FOUND STONE AS NOTED
- FOUND IRON ROD AS NOTED
- SET 5/8" IRON ROD WITH CAP
- () DEED BK-PG OR RECORD INFO

COLE COUNTY RECORDER OF DEEDS:

DOCUMENT NO.: 201216026

STATE OF MISSOURI } S.S.
 COUNTY OF COLE }

FILED FOR RECORD THIS 18 DAY OF December, 2012, AT 10 O'CLOCK AND 29 MINUTES A.M., RECORDED IN PLAT BOOK 12, PAGE 140.

LARRY D. RADEMAN, RECORDER

DEPUTY

TITLE: PLAT OF "BREWER SUBD., SECTION 2"

OWNER/CLIENTS:
 THE MICHAEL E. BREWER LIVING TRUST
 MICHAEL BREWER, TRUSTEE
 5816 HERITAGE HIGHWAY
 JEFFERSON CITY, MO 65109

DRAWN TTH	SURVEYED REK/TTH	PROJECT 104-423	DATE 10-24-12
-----------	------------------	-----------------	---------------



MECO ENGINEERING COMPANY, INC.
 ENGINEERS • SURVEYORS
 2701 INDUSTRIAL DRIVE
 JEFFERSON CITY, MISSOURI 65109
 (573) 883-5558

MO. PROF. LAND SURVEY CORP. LIC. #000186

CCPW 30146