

LEGEND
 F FOUND 5/8" ROD WITH CAP, UNLESS OTHERWISE NOTED
 S SET 5/8" ROD WITH CAP LS 2729
 -X- FENCE
 R RECORD
 M MEASURED
 RA RADIUS
 CH CHORD
 L ARC LENGTH
 R/W RIGHT OF WAY
 PM SET 5/8" ROD WITH ALUMINUM CAP, LS 2729
 C CENTERLINE

PROPERTY CLASSIFICATION: RESIDENTIAL
 SURVEY FOR: GERALD P. WILBERS AND RUTH A. WILBERS
 AUGUST 2013

FRONT SETBACKS 25 FEET
 SIDE SETBACKS 10 FEET

REFERENCE BEARING:
 BASED ON NAD 1983, MISSOURI STATE PLANE
 COORDINATE SYSTEM CENTRAL ZONE

NOTES: ABSTRACT OR TITLE INSURANCE POLICY WAS NOT
 AVAILABLE FOR REVIEW, ADDITIONAL EASEMENTS MAY EXIST.

UTILITIES:
 ELECTRIC: THREE RIVERS
 WATER: PRIVATE
 SEWER: INDIVIDUAL
 TELEPHONE: CENTURY LINK
 LAND USE RESIDENTIAL

A PORTION OF THIS TRACT IS LOCATED IN THE 100 YEAR FLOODPLAIN AS
 PER FEMA FIRM PANEL NO. 29051C0143E.

C AND M ESTATES MEDIUM DENSITY RESIDENTIAL 3.09 ACRES

PROPOSED INGRESS AND EGRESS EASEMENT DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 44 NORTH, RANGE 11 WEST, COLE COUNTY,
 MISSOURI, BEING PART OF THE TRACTS DESCRIBED BY THE
 DEEDS IN BOOK 528 PAGE 30 AND BOOK 587 PAGE 552
 ALL OF THE COLE COUNTY RECORDS, BEING MORE
 PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTH QUARTER CORNER OF SAID
 SECTION 32; THENCE WITH THE QUARTER SECTION LINE,
 N 01°30'16" E, 310.44 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, S 80°39'53" W,
 212.13 FEET; THENCE S 02°17'17" E, 32.27 FEET; THENCE
 N 87°34'08" E, 66.35 FEET; THENCE N 80°39'53" E,
 101.79 FEET; THENCE S 01°30'38" W, 72.41 FEET;
 THENCE N 87°34'08" E, 40.14 FEET TO A POINT ON THE
 QUARTER SECTION LINE OF SAID SECTION 32; THENCE WITH
 THE QUARTER SECTION LINE, N 01°30'16" E, 118.05 FEET,
 TO THE POINT OF BEGINNING AND CONTAINS 0.50 ACRES.

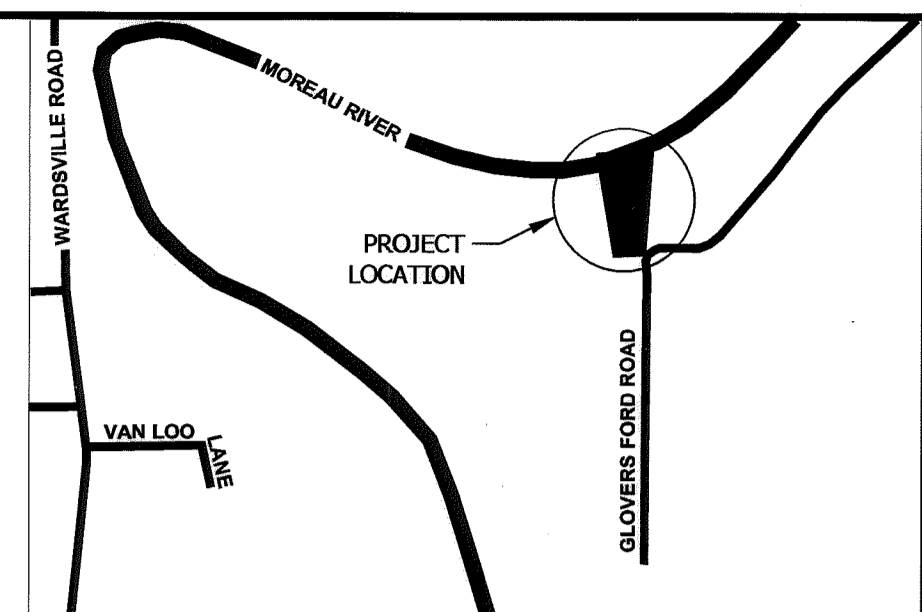
Q OF MOREAU RIVER

APPROXIMATE
 100 YEAR
 FLOOD PLAIN
 ELEV. 564

F 5/8" ROD WITH ALUMINUM CAP
 CENTER OF SECTION 32-44-11
 PER SURVEY IN BOOK B PAGE 179
 N 1°30'16" E
 1689.36'M

RA=1560.03'
 L=271.82'
 CH 271.47'
 S 65°59'29" W

SCALE: 1" = 60'



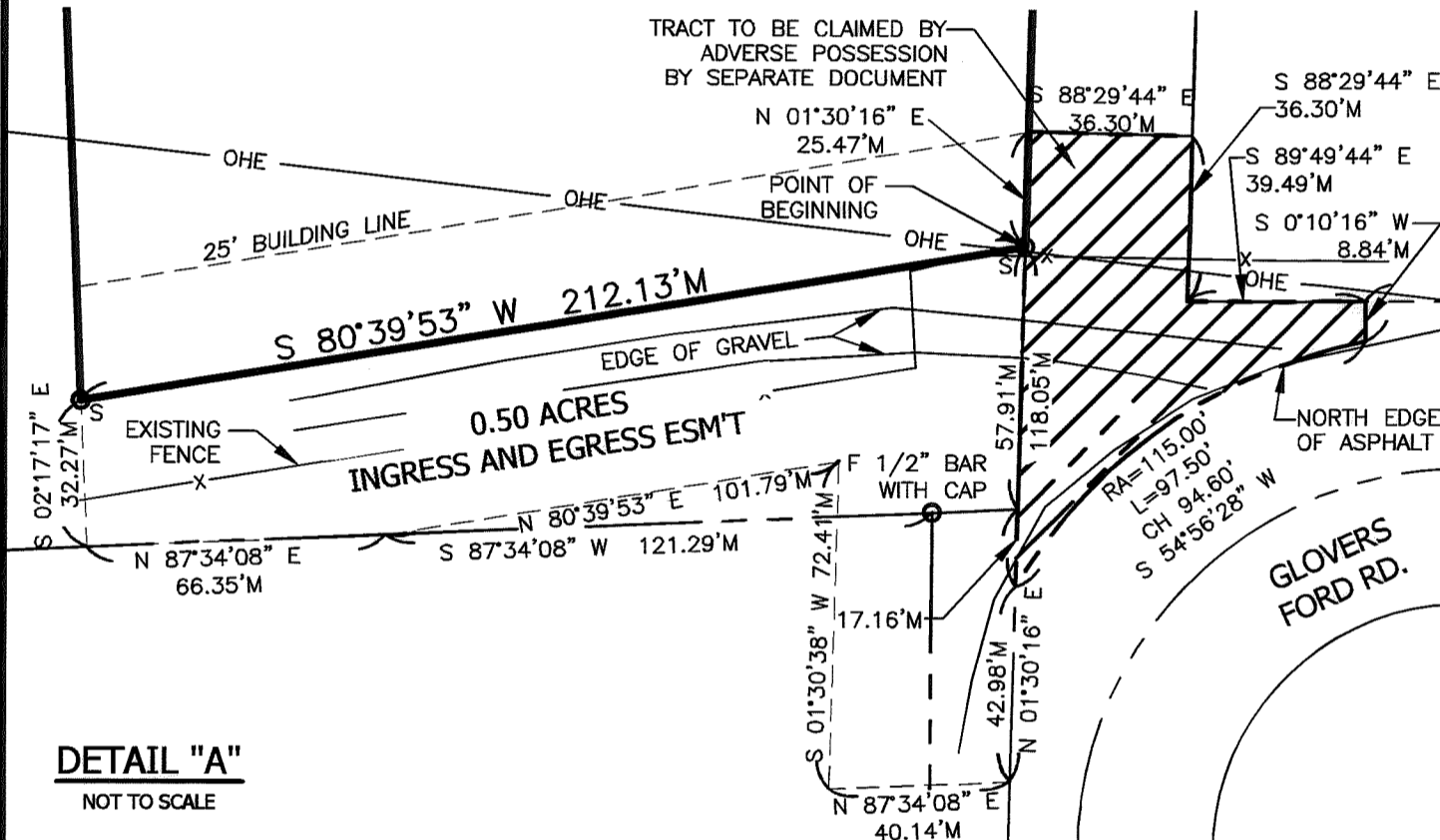
LOCATION MAP NOT TO SCALE

PROPERTY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 44 NORTH, RANGE 11 WEST, COLE COUNTY,
 MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE
 DEED IN BOOK 528 PAGE 30 OF THE COLE COUNTY
 RECORDS, BEING MORE PARTICULARLY DESCRIBED AS
 FOLLOWS:

STARTING AT THE SOUTH QUARTER CORNER OF SAID
 SECTION 32; THENCE WITH THE QUARTER SECTION LINE,
 N 01°30'16" E, 310.44 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE ALONG
 THE QUARTER SECTION LINE, N 01°30'16" E, 630.08 FEET
 TO A POINT ON THE CENTERLINE OF THE MOREAU RIVER;
 THENCE LEAVING THE QUARTER SECTION LINE AND WITH
 THE CENTERLINE OF THE MOREAU RIVER WITH A CURVE TO
 THE RIGHT 271.82 FEET, CURVE RADIUS OF 1560.03 FEET,
 CHORD S 65°59'29" W, 271.47 FEET; THENCE LEAVING
 THE CENTERLINE OF THE MOREAU RIVER, S 02°17'17" E,
 554.26 FEET; THENCE N 80°39'53" E, 212.13 FEET, TO
 THE POINT OF BEGINNING AND CONTAINS 3.09 ACRES.



DETAIL "A" NOT TO SCALE

SW 1/4
 SECTION 32-44-11

OWNERS: GERALD P. WILBERS AND
 RUTH A. WILBERS
 DEED IN BOOK 528 PAGE 30

Approx. 64
 Acres Remaining

LOT 1
 3.09 ACRES
 (4424)

SE 1/4
 SECTION 32-44-11

PARCEL 1
 OWNERS: EDWARD G. GREEN
 AND DARLENE WISCH GREEN
 DEED IN BOOK 297 PAGE 913

OWNER'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS THAT GERALD P. WILBERS AND RUTH A. WILBERS, THE UNDERSIGNED OWNERS OF THE
 TRACT OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED,
 SUBDIVIDED INTO LOTS AND ON THIS PLAT THE LOT NUMBERS AND THE SIZES THEREOF ARE FULLY AND TRULY SET FORTH,
 AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE CURRENT AND FUTURE OWNERS OF LOT 1, THE INGRESS AND EGRESS
 EASEMENT AS SHOWN AND DESCRIBED ON THIS PLAT AND SAID SUBDIVISION SHALL BE KNOWN AS C AND M ESTATES.

ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF THE UNDERSIGNED OWNERS OF SAID TRACT HAVE HEREUNTO SET THEIR HAND AND SIGNATURE
 THIS 30 DAY OF 16 OCTOBER, 2013.

Gerald P. Wilbers *Ruth A. Wilbers*
 GERALD P. WILBERS RUTH A. WILBERS

JEFF W. CARR
 Notary Public - Notary Seal
 STATE OF MISSOURI
 County of Cole
 My Commission Expires 5/5/2015
 Commission # 11182158

STATE OF MISSOURI)
) SS
 COUNTY OF COLE)
 ON THIS 5th DAY OF November, 2013, 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.

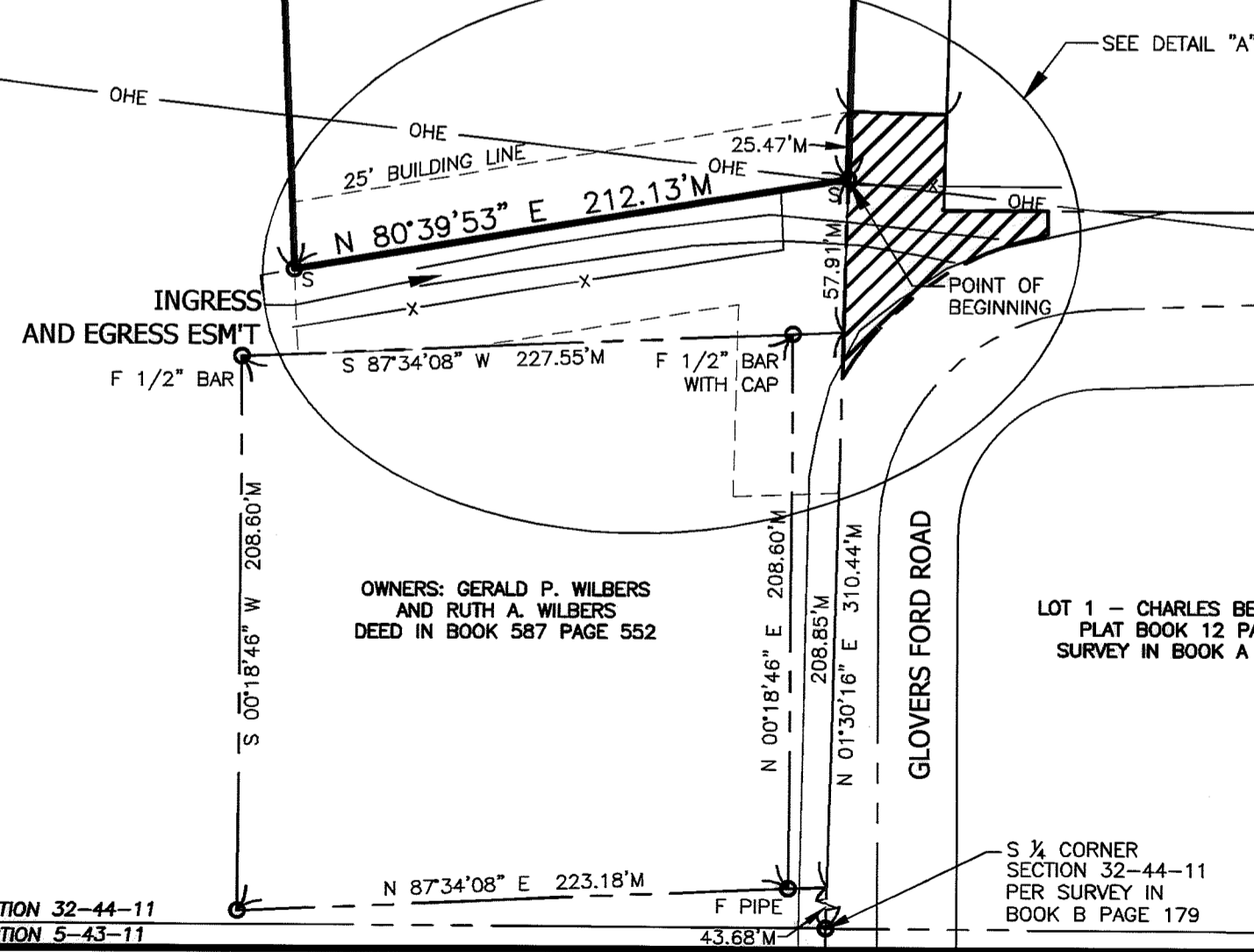
IN WITNESS WHEREOF, I HAVE UNTO SET MY HAND AND AFFIXED MY SEAL THIS 5th DAY OF November, 2013.
 MY COMMISSION EXPIRES: 5/5/15

Jeff W. Carr
 NOTARY PUBLIC, COLE COUNTY, MISSOURI

WE, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COLE COUNTY PLANNING COMMISSION
 ON THIS 10 DAY OF September, 2013.

Michelle Gerstner
 MICHELLE GERSTNER, CHAIRMAN COLE COUNTY PLANNING COMMISSION

Larry J. Beng
 LARRY J. BENG, PE DIRECTOR OF COLE COUNTY PLANNING



SECTION 32-44-11
 SECTION 5-43-11

OWNERS: GERALD P. WILBERS
 AND RUTH A. WILBERS
 DEED IN BOOK 587 PAGE 552

LOT 1 - CHARLES BEXTEN ACRES
 PLAT BOOK 12 PAGE 616
 SURVEY IN BOOK A PAGE 860

S 1/4 CORNER
 SECTION 32-44-11
 PER SURVEY IN
 BOOK B PAGE 179

COPY



DUSTIN E. KAISER
 PROFESSIONAL LAND
 SURVEYOR
 LICENSE NO. LS-2729

SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT AT THE REQUEST OF GERALD P.
 WILBERS AND RUTH A. WILBERS, A SURVEY WAS MADE
 UNDER MY PERSONAL DIRECTION, REGARDING THE PROPERTY
 SHOWN ON THIS PLAT AND THAT THE RESULTS OF SAID
 SURVEY ARE REPRESENTED CORRECTLY ON SAID PLAT AND
 THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH
 THE CURRENT MISSOURI MINIMUM STANDARDS FOR SUBURBAN
 STANDARD AS ADOPTED BY THE MISSOURI BOARD OF
 ARCHITECTS, ENGINEERS AND LAND SURVEYORS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY SEAL AND
 SIGNATURE THIS 30 DAY OF
 OCTOBER, 2013.

Dustin E. Kaiser
 DUSTIN E. KAISER PLS 2729

DOCUMENT NO. 201314992

STATE OF MISSOURI)
)
 COUNTY OF COLE)

FILED FOR RECORD 30 DAY OF Dec., 2013
 AT 1:07 O'CLOCK AND 42.07 MINUTES P.M.
 RECORDED IN BOOK 12 PAGE 772

LARRY D. RADEMAN, RECORDER

DEPUTY

BARTLETT & WEST

PHONE: 573.634.3181 - FAX: 573.634.7904
 1719 SOUTHRIDGE DR. - JEFFERSON CITY, MO 65109
 WWW.BARTWEST.COM

C AND M ESTATES SECTION 32, TOWNSHIP 44 NORTH, RANGE 11 WEST COLE COUNTY, MISSOURI

DESIGNED BY:	DEK	PROJ NO:	18420.000	SHEET NUMBER	
DRAWN BY:	TAA	SCALE:	AS NOTED		
APPROVED BY:	DEK	DATE:	AUGUST 2013	1	OF 1

C0190

Drawing Name: W:\Proj\18420\18420\AutoCad\Plan Set\18420-000 Survey Layout.dwg Layout Name: TAA00528 Plotted on: 10/30/2013 10:16:22 AM
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