

CASSMEYER ESTATE SUBDIVISION

PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 9  
T43N, R10W, COLE COUNTY, MISSOURI

PROPERTY BOUNDARY DESCRIPTION

Part of the West Half of the Southeast Quarter of Section 9, Township 43 North, Range 10 West, Cole County, Missouri, more particularly described as follows:

BEGINNING at the southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 9; thence N0°48'18"E, along the Quarter Section Line, 1107.94 feet to a point on the southerly right-of-way line of Big Meadows Road; thence along the southerly right-of-way line of Big Meadows Road the following courses: easterly on a curve to the left having a radius of 1939.96 feet, an arc distance of 248.54 feet (Ch=S72°17'24"E, 248.37 feet); thence S75°57'37"E, 19.66 feet; thence easterly on a curve to the left having a radius of 470.74 feet, an arc distance of 218.83 feet (Ch=S89°16'41"E, 216.87 feet); thence easterly on a curve to the left having a radius of 1939.93 feet, an arc distance of 231.74 feet (Ch=N61°56'21"E, 228.94 feet); thence N46°28'27"E, 82.77 feet; thence easterly on a curve to the left having a radius of 429.29 feet, an arc distance of 231.74 feet (Ch=N61°56'21"E, 228.94 feet); thence N42°39'35"E, 38.59 feet to a point on the Quarter Section Line; thence N89°55'20"E, along the Quarter Section Line, 312.57 feet to the northeast corner of the Northwest Quarter of said Section 9; thence S0°40'38"W, along the Quarter Quarter Section Line, 617.56 feet to a point on the boundary of the property described in Book 298, page 450, Cole County Recorder's Office; thence along the boundary of said property described in Book 298, page 450 the following courses: S70°11'13"W, 438.18 feet; thence S43°37'06"W, 297.89 feet; thence S15°53'20"E, 332.22 feet; thence S31°16'53"W, 138.61 feet; thence S67°08'20"W, 412.58 feet; thence N12°08'09"W, 238.47 feet; thence S89°16'17"W, 325.29 feet to the point of beginning. Containing 29.03 acres.

OWNER'S CERTIFICATE

Know all men by these presents that We, the undersigned, being the owners of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into a Lot and 2 Reserve Tracts, and on this plat, the lot & tract numbers and sizes are fully and truly set forth and we do hereby dedicate the 20' ingress/egress easement shown hereon and described in Book 298, page 450, to the current and future owners of Lot 1 and Reserve Tracts A & B in this Subdivision. This subdivision shall be known as "CASSMEYER ESTATE SUBDIVISION".

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 seal this 29th day of JANUARY, 2016.

The Joan C. Cassmeyer Revocable Trust No. 1, dated September 13, 1990.

*Sam R. Cassmeyer*  
Sam R. Cassmeyer, Trustee

*Susan A. Morgan*  
Susan A. Morgan, Trustee

STATE OF Missouri }  
COUNTY OF Cole } ss

On this 29th day of JANUARY, 2016, 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 hereunto set my hand and affixed my seal this day 29th of JANUARY, 2016.

My Commission Expires: August 20, 2019

*Gregory Dorge*  
Gregory Dorge  
Notary Public,

GREGORY DORGE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission # 15207089  
My Commission Expires: 8/20/2019

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 12 day of JANUARY, 2016.

*Michelle Gerstner*  
Michelle Gerstner,  
Planning Commission Chairman

*Larry J. Behs*  
Larry J. Behs, P.E.,  
Director of Public Works

NOTES:

- 1.) SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 2.) BEARING BASE: EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10 WEST, AS DESCRIBED IN BOOK 298, PAGE 450, COLE COUNTY RECORDER'S OFFICE.
- 3.) RECORD SOURCE: JOAN C. CASSMEYER, TRUSTEE OF THE JOAN C. CASSMEYER REVOCABLE TRUST NO. 1 DATED SEPTEMBER 13, 1990, BOOK 324, PAGE 216, COLE COUNTY RECORDER'S OFFICE.
- 4.) EXCEPT AS SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY APPLY TO THE SUBJECT PROPERTY: RECORD EASEMENTS, BUILDING SETBACKS, RESTRICTIONS, ZONING OR ANY OTHER LAND USE REGULATIONS OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5.) THIS PROPERTY LIES WITHIN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0260E, EFFECTIVE DATE: NOVEMBER 2, 2012.
- 6.) LAND USE -RURAL DENSITY  
SEWER - PRIVATE  
ELECTRIC - AMEREN UE  
WATER - PRIVATE  
TELEPHONE -CENTURYLINK

Document No. 201601467

STATE OF MISSOURI }  
COUNTY OF COLE } ss

Filed for record 14 day of February, 2016.

at 11 O'clock and 09:09 Minutes A.M.,

recorded in Book 12, Page 819.

Ralph C. Bray, Jr., Recorder

, Deputy

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Sam Cassmeyer, a Property Boundary Survey was made, under my personal direction, regarding the property shown and that the results are shown on this plat. This survey was performed in accordance with the requirements of the Missouri Minimum Standards for an Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 28th day of January, 2016.

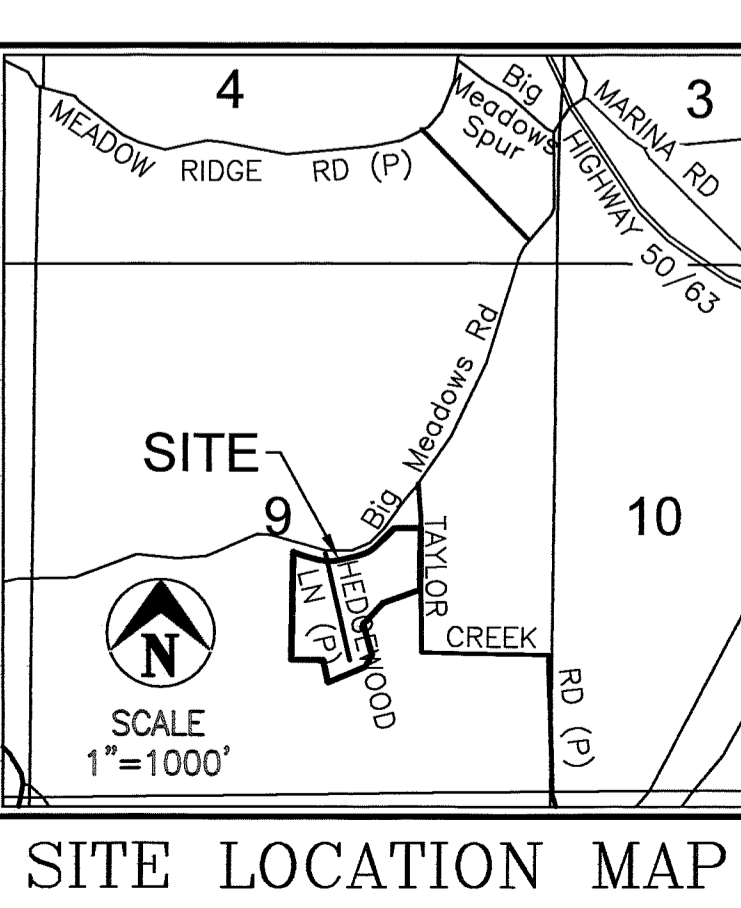
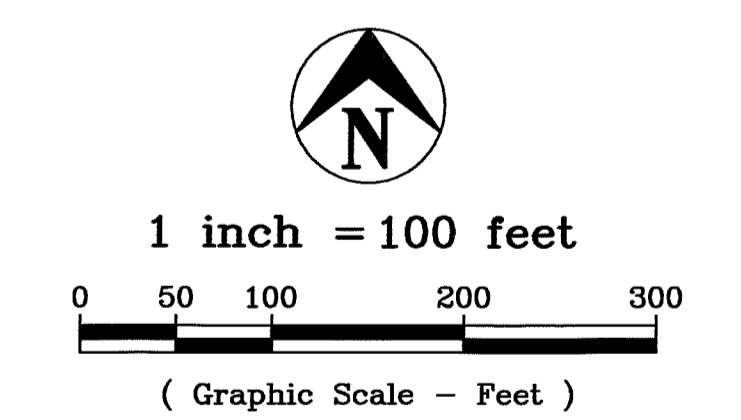
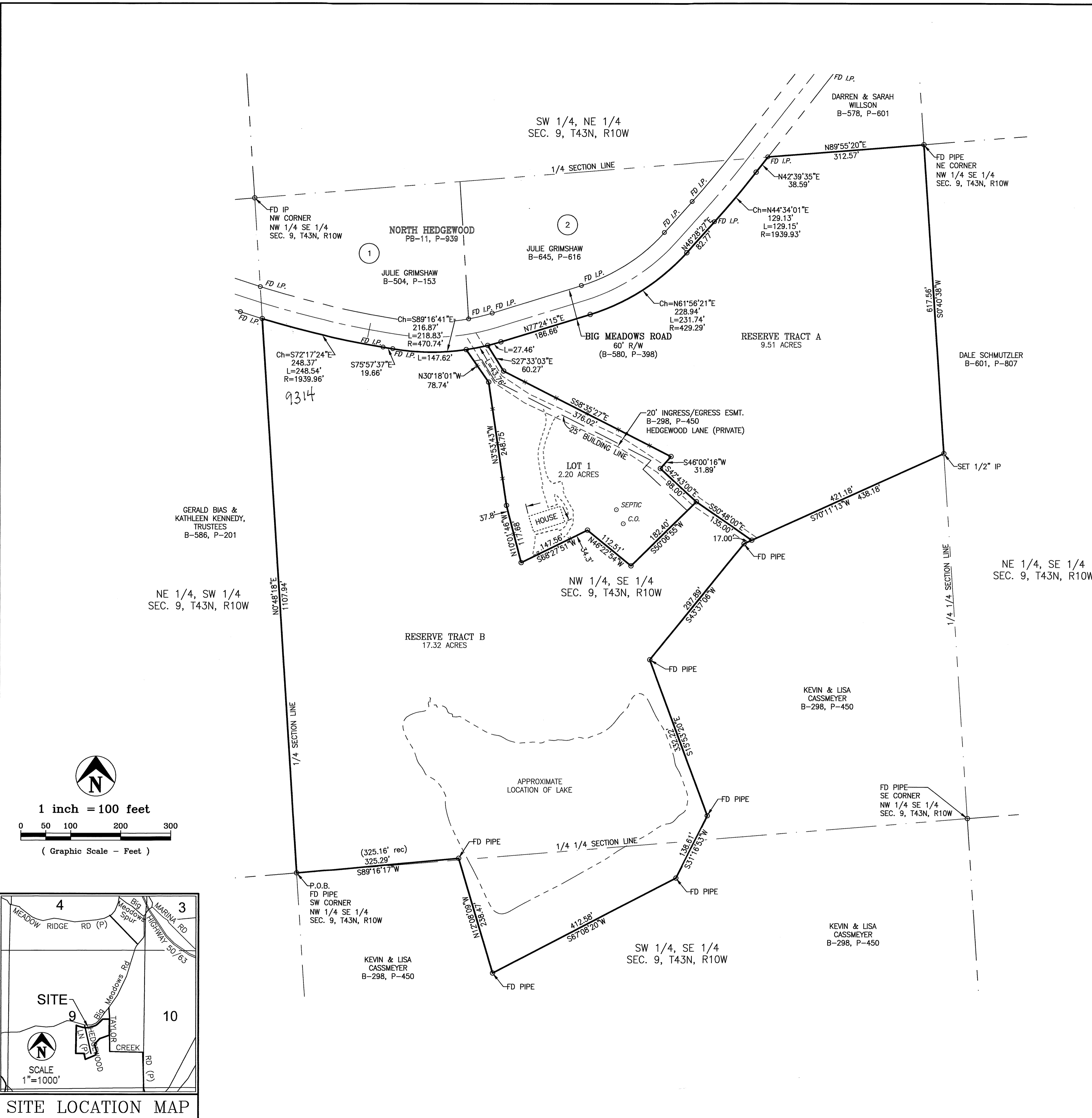
J. Brian Rockwell, MO. PLS #2524  
CENTRAL MISSOURI  
PROFESSIONAL SERVICES  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #000355

Central Missouri Professional Services, Inc.  
ENGINEERING - SURVEYING  
2500 E. McCARTY Phone (314) 634-3455  
JEFFERSON CITY, MISSOURI 65101 FAX (314) 634-8898

TITLE CASSMEYER ESTATE SUBDIVISION  
6608 HEDGWOOD LANE

FOR JOAN CASSMEYER ESTATE

DATE	01/28/2016	DRN. BY	J.B.R.	SCALE	1" = 100'	BOOK	
REV. DATE		CHD. BY		SHEET	1 of 1	JOB NO.	15-077



SITE LOCATION MAP