

# REPLAT OF LOTS 27 AND 28 OF COURTYARD SUBDIVISION SECTION TWO PLAT BOOK - 12, PAGE 861 MEDIUM DENSITY - 0.67 ACRES

**PROPERTY BOUNDARY DESCRIPTION**

All of lots 27 and 28 of COURTYARD SUBDIVISION SECTION TWO, per plat of record in Plat Book 12, page 861, Cole County Recorder's Office, Cole County, Missouri. Containing 0.67 Acres.

**OWNER'S CERTIFICATE**

Know all men by these presents that the undersigned, being the owners of the tract of land described in the foregoing Property Boundary Description, have caused said tract to be surveyed and subdivided into Lots and on this plat the lot numbers and sizes thereof are fully and truly set forth. The undersigned do hereby dedicate to the public, for public use forever, all easements, (not presently of record), as shown on this plat. This subdivision shall be known as REPLAT OF LOTS 27 AND 28 OF COURTYARD SUBDIVISION SECTION TWO.

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 hands and seals this 20th day of December, 2018.

*John F. Schulte*  
John F. Schulte

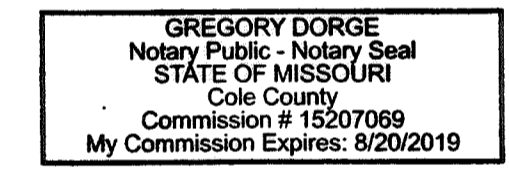
*Loretta D. Schulte*  
Loretta D. Schulte

STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 20th day of December, 2018, 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 20th day of December, 2018.

My Commission Expires: August 20, 2019



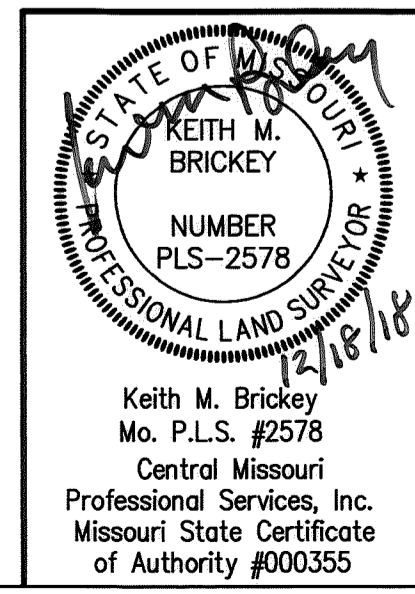
*Gregory Dorge*  
Gregory Dorge, Notary Public, COLE County.

CURVE # 1  
Ch=N3°22'22"W  
122.79'  
L=123.80'  
R=278.61'

CURVE # 2  
Ch=S28°28'31"W  
175.47'  
L=194.51'  
R=125.00'

STATE OF MISSOURI }  
COUNTY OF COLE } ss  
Filed for record 21 day of December  
at 9 o'clock and 3  
recorded in Book 12  
Ralph C. Bray, Jr., Recorder  
Deputy

Document No. 201811606



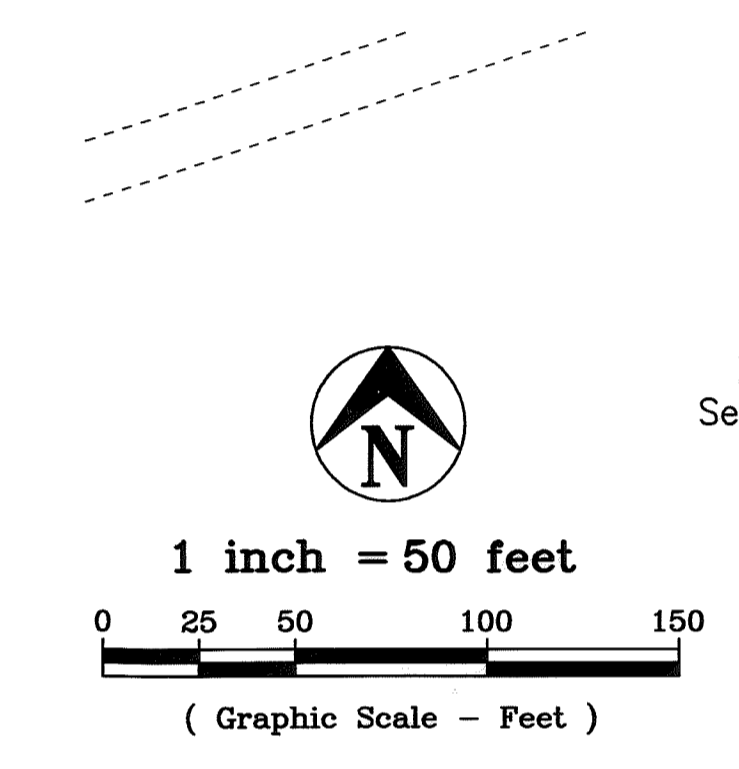
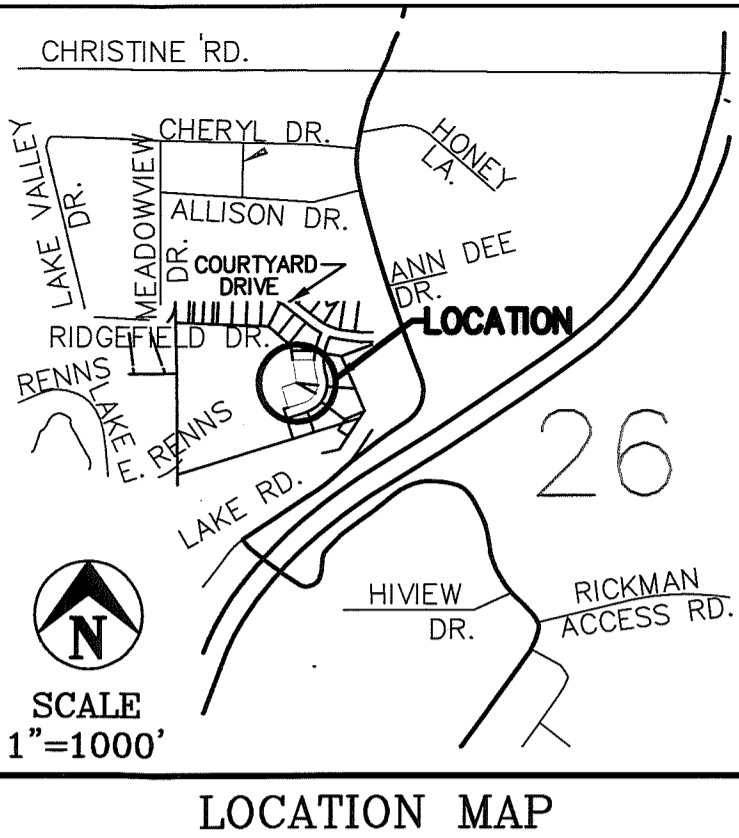
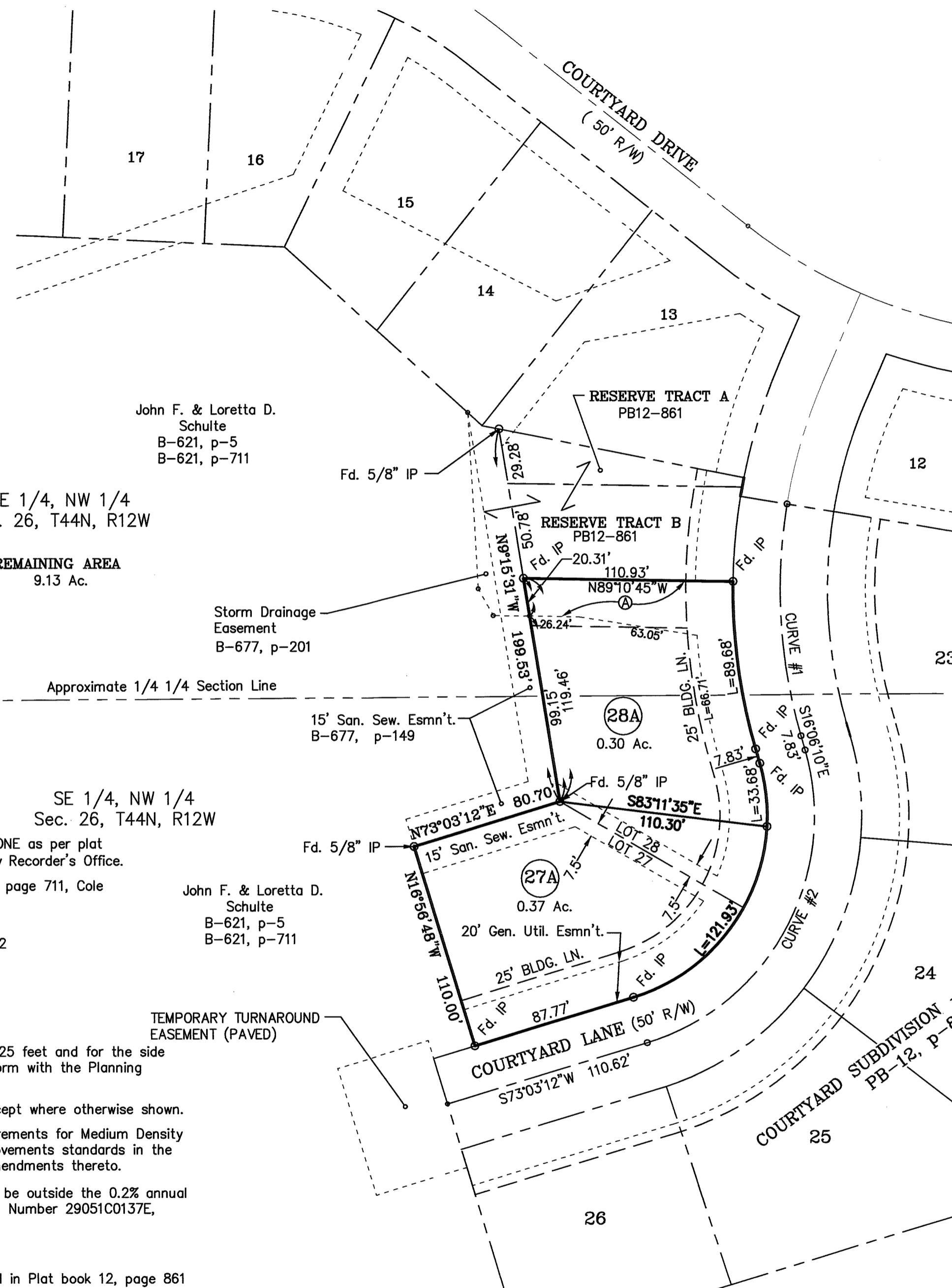
**Central Missouri Professional Services, Inc.**  
ENGINEERING - SURVEYING  
2500 E. McC...  
JEFFERSON CITY, MISSOURI 64501  
PHONE (573) 634-3455  
FAX (573) 634-8898

TITLE **REPLAT OF LOTS 27 AND 28  
COURTYARD SUBDIVISION SECTION TWO**

FOR **JOHN SCHULTE**

DATE 12-18-18	DRN. BY JHH	SCALE 1" = 50'	BOOK
REV. DATE	CKD. BY JBR	SHEET 1 OF 1	JOB NO. 92-025

**COURTYARD SUBDIVISION - SECTION ONE  
PB-11, p-687**



- NOTES:**
- Bearing Base: COURTYARD SUBDIVISION SECTION ONE as per plat of record in Plat Book 11, page 687, Cole County Recorder's Office.
  - Record Source: Book 621, Page 5 and Book 621, page 711, Cole County Recorder's Office.
  - Utilities  
Water Supply - Public Water Supply District No. 2  
Sanitary Sewer - City of Jefferson  
Electrical Power - Three Rivers  
Telephone - Century Link  
Natural Gas - Ameren U.E.  
Land Use - Residential
  - The building setback lines for the front shall be 25 feet and for the side and rear property lines shall be 10 feet to conform with the Planning Regulations for the County of Cole.
  - Set 1/2" Rerod w/cap at all new lot corners except where otherwise shown.
  - The lots in this subdivision conform to the requirements for Medium Density as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.
  - The subdivision is in Zone X, area determined to be outside the 0.2% annual chance floodplain, as per FEMA Community Panel Number 29051C0137E, Revised November 2, 2012.
  - Ⓐ - Storm & General Utility Easement.
  - Easements in Lots 27 & 28 as originally platted in Plat book 12, page 861 are unchanged.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 11th day of December, 2018.

*Michelle Gerstner*  
Michelle Gerstner,  
Planning Commission Chairman

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

**SURVEYOR'S CERTIFICATE**

This is to certify that at the request of John Schulte, a Property Boundary Survey and Subdivision was made under my personal direction regarding the property shown and that the results are represented on this plat. This survey was performed in accordance with the requirements of the Missouri Standards for a Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 18th day of December, 2018.