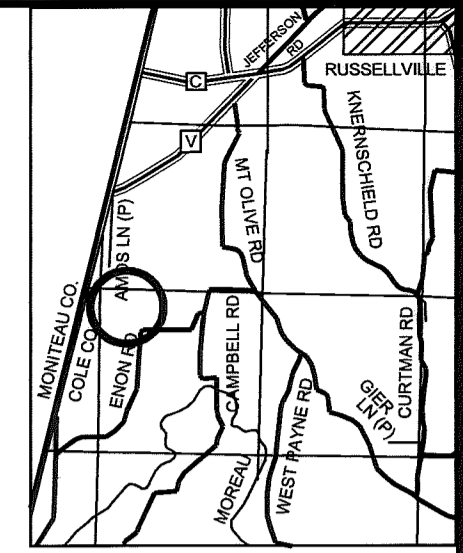


Drawing Name: W:\Proj\16000\16984\16984-000 C3009 Boundary Plat.dwg Layout Name: Layout1 Plotted on: 4/14/2010 9:29:55 AM
Last edit on: 00/00/00

FRANKS ACRES

3.40 Ac. LOW DENSITY



LOCATION MAP

- LEGEND
- F FOUND
 - 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
 - RIGHT OF WAY MARKER

PROPERTY CLASSIFICATION: RURAL
SURVEY FOR: SHIRLEY SAGE
MARCH 2010

REFERENCE BEARING:
THE SOUTH LINE OF THE
SURVEY IN BOOK A PAGE 671
OF THE COLE COUNTY RECORDS:
S 88°18'00" E

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

0 50 100
SCALE: 1" = 100'

PROPERTY DESCRIPTION:
PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH,
RANGE 14 WEST, COLE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY
THE DEED IN BOOK 399 PAGE 579 OF THE COLE COUNTY RECORDS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SAID SECTION 16, ALSO THE SOUTHEAST CORNER OF SAID TRACT OF LAND,
THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, WITH THE EAST LINE OF SAID TRACT,
N 01°16'00" E, 487.82 FEET; THENCE LEAVING THE EAST LINE OF SAID TRACT,
S 41°30'31" W, 220.74 FEET; THENCE S 58°57'39" W, 265.43 FEET; THENCE
S 67°43'29" W, 181.68 FEET; THENCE S 65°52'38" W, 245.26 FEET TO A POINT ON THE
SOUTH LINE OF SAID TRACT; THENCE WITH THE SOUTH LINE OF SAID TRACT,
S 88°45'09" E, 755.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.40 ACRES.

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT AT THE REQUEST OF SHIRLEY I. SAGE 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 PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD
OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY SEAL AND SIGNATURE
THIS 16 DAY OF APRIL, 2010.

Dustin E. Kaiser
DUSTIN E. KAISER PLS 2729

MICHAEL A. AND
HEIDI L. NICHOLS
DEED IN BOOK 516
PAGE 636

F 1/2" ROD WITH CAP
SOUTHEAST CORNER OF
THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4
SECTION 16-43-14

1/4 1/4 SECTION LINE
ENON ROAD (45' R/W - EXIST.)

DOCUMENT
STATE OF

COUNTY OF COLE)
FILED FOR RECORD 23 DAY OF April, 2010
AT 9 O'CLOCK AND 07 MINUTES A.M.
RECORDED IN BOOK 12, PAGE 699

LARRY D. RADEMAN, RECORDER

FRANKS ACRES
NORTHWEST 1/4
SECTION 16-43-14
COLE COUNTY, MISSOURI

R: SAGE
S LN.
, MO. 65074

DEK
BDH
APPROVED BY: DEK
PROJECT NO: 16984-000
DATE: APRIL 2010
SHEET NUMBER 1 OF 1

1719 SOUTH RIDGE DR., SUITE 100 - JEFFERSON CITY, MO 65109-4000
PHONE 573-634-3181 - FAX 573-634-7904
WWW.BARTLETT&WEST.COM
MISSOURI CERTIFICATE OF AUTHORITY NO. 000167
ALL RIGHTS RESERVED. ALL BARTLETT & WEST ENGINEERS' PLANS, SPECIFICATIONS AND DRAWINGS ARE PROTECTED UNDER COPYRIGHT LAW, AND NO PART MAY BE COPIED, REPRODUCED, DISPLAYED PUBLICLY, USED TO CREATE DERIVATIVES, DISTRIBUTED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY ANY MEANS WITHOUT PRIOR WRITTEN PERMISSION OF BARTLETT & WEST ENGINEERS.

F STONE NORTHWEST CORNER SECTION 16-43-14
N 88°10'45" W 1339.10'
NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 16-43-14

"WE THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE 13 DAY OF April, 2010

Duane Amos DUANE AMOS, CHAIRMAN
Larry Benz LARRY BENZ, P.E., DIRECTOR

NOTES:
THE BUILDING SETBACK LINES FOR THE FRONT PROPERTY LINE SHALL BE 25 FEET AND THE BUILDING SETBACK LINES FOR THE SIDE AND REAR PROPERTY LINES SHALL BE 10 FEET TO CONFORM WITH THE PLANNING REGULATIONS FOR THE COUNTY OF COLE.

UTILITIES:
ELECTRIC: AMEREN UE
TELEPHONE: CENTURYLINK
WATER: INDIVIDUAL
SEWER: INDIVIDUAL

LAND USE - RESIDENTIAL

FLOOD ZONE DESIGNATION: PART OF THIS PROPERTY LIES IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS INDICATED BY THE FLOOD INSURANCE RATE MAP #29051C0200D DATED DECEMBER 2, 2005

OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, BEING THE OWNER OF THE TRACT OF LAND DESCRIBED IN THE FORGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO A LOT, AND ON THIS PLAT THE NUMBER OF SAID LOT AND THE SIZE THEREOF IS FULLY AND TRULY SET FORTH, AND I, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE PUBLIC, ALL EASEMENTS NOT PRESENTLY OF RECORD, AS SHOWN ON THIS PLAT, WHICH SHALL BE KNOWN AS *Franks Acres*

ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL
IN WITNESS WHEREOF, SHIRLEY I. SAGE, HAS HEREUNTO SET HER HAND AND SEAL THIS 20th DAY OF April, 2010.

Shirley I Sage Upton
SHIRLEY I. SAGE

STATE OF MISSOURI)
)SS
COUNTY OF COLE)
ON THIS 20th DAY OF April, 2010, 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 20th DAY OF April, 2010.

Cheryl Davis
CHERYL DAVIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Callaway
My Commission Expires 10/05/10
My Commission Expires 10/5/2010
Commission # 06438086

SHIRLEY I. SAGE
DEED IN BOOK 399
PAGE 579
(37 ACRES REMAINING)



LOT 1
3.40 ACRES
(.7330)

25' SETBACK LINE
PROP. 10' UTILITY ESMT.
RA = 148.25'
L = 20.35'
CH = N 47°22'37" E 20.33'

LARRY G. AND VICKY L. HOFFMAN
DEED IN BOOK 304
PAGE 941

FRANCES E. AROSEMENA
DEED IN BOOK 283
PAGE 349

108 SF DEDICATED TO PUBLIC R/W

1/4 1/4 SECTION LINE
N 01°16'00" E 835.13'
ENON ROAD (45' R/W - EXIST.)