

FISCHER ESTATES

A REPLAT OF HAMMANN SUBDIVISION,
 RECORDED IN PB-10, P-11
 A REPLAT OF REPLAT OF PART OF HAMMANN SUBDIVISION,
 RECORDED IN PB-11, P-107
 A REPLAT OF RESERVE TRACT A OF MELLER TRUST SUBDIVISION,
 RECORDED IN PB-12, P-757
 RURAL DENSITY RESIDENTIAL
 14.67 ACRES

PROPERTY BOUNDARY DESCRIPTION

All of Hammann Subdivision, as recorded in Plat Book 10, page 11, Cole County Recorder's Office, all of the Replat of Part of Hammann Subdivision, as recorded in Plat Book 11, page 107, Cole County Recorder's Office and all of Reserve Tract A of Meller Trust Subdivision, as recorded in Plat Book 12, page 757, Cole County Recorder's Office, all being part of the Southeast Quarter of the Southeast Quarter and part of the Northeast Quarter of the Southeast Quarter, all in Section 17, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

BEGINNING at the northwest corner of Lot 2-A of the Replat of Part of Hammann Subdivision, as recorded in Plat Book 11, page 107, Cole County Recorder's Office; thence along the boundary of the property described in Book 641, page 770, Cole County Recorder's Office the following courses: N86°01'00"E, 663.35 feet; thence S6°19'00"E, 797.05 feet; thence S86°01'00"W, 153.40 feet to the northeast corner of Reserve Tract A of Meller Trust Subdivision as recorded in Plat Book 12, page 757, Cole County Recorder's Office; thence S2°53'00"E, along the easterly line of said Reserve Tract A, 243.96 feet to the southeasterly corner thereof, being the northeasterly corner of Lot 1 of said Meller Trust Subdivision; thence S86°01'00"W, along the southerly line of said Reserve Tract A and the Northerly line of said Lot 1, 483.46 feet to the easterly right-of-way line of County Park Road; thence along the easterly right-of-way line of County Park Road the following courses: N6°17'47"W, 916.37 feet; thence northwesterly on a curve to the left having a radius of 647.96 feet, an arc length of 126.07 feet (Ch=N11°52'14"W, 125.87 feet) to the point of beginning. Containing 14.67 acres.

OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned, being the owner of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into Lots, and on this plat, the lot numbers and sizes are fully and truly set forth. This subdivision shall be known as "FISCHER ESTATES".

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owner of said tract has hereunto set his hand and seal this 28th day of April, 2014.

Fischer Development, L.L.C.

Curtis D. Fischer
 Curtis D. Fischer, Manager

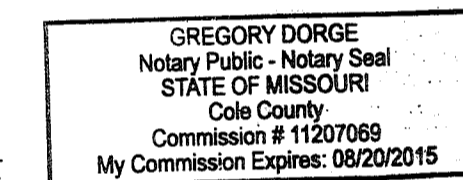
STATE OF MISSOURI }
 COUNTY OF COLE } ss

On this 28th day of April, 2014, before me personally did appear the above signed, to me being personally known, who being by me duly sworn, did say that he is the member of FISCHER DEVELOPMENT, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company, by authority of its manager, and said above signed acknowledged said instrument to be the free act and deed of said limited liability company.

In Witness whereof, I have set my hand and affixed my seal this 28th day of April, 2014.

My Commission Expires: August 20, 2015

Gregory Dorge
 Gregory Dorge, Notary Public, Cole County



We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 6 day of April, 2014.

Michelle Gerstner *Larry J. Beaz*
 Michelle Gerstner, Larry J. Beaz, P.E., Director
 Planning Commission Chairman

NOTES:
 LAND USE - RURAL DENSITY
 SEWER - PRIVATE
 ELECTRIC - THREE RIVERS
 WATER - PWSD 1
 TELEPHONE - CENTURYLINK

THE LOTS IN THIS SUBDIVISION CONFORM TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.

THE FRONT SET BACK LINES SHALL BE 25 FEET FROM THE PROPERTY LINE. THE SIDE AND REAR SET BACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.

SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.

BEARING BASE: 1/4 SECTION LINE AS DEFINED IN BOOK 626, PAGE 480, COLE COUNTY RECORDER'S OFFICE.

RECORD SOURCE: FISCHER DEVELOPMENT, L.L.C., BOOK 641, PAGE 770, COLE COUNTY RECORDER'S OFFICE.

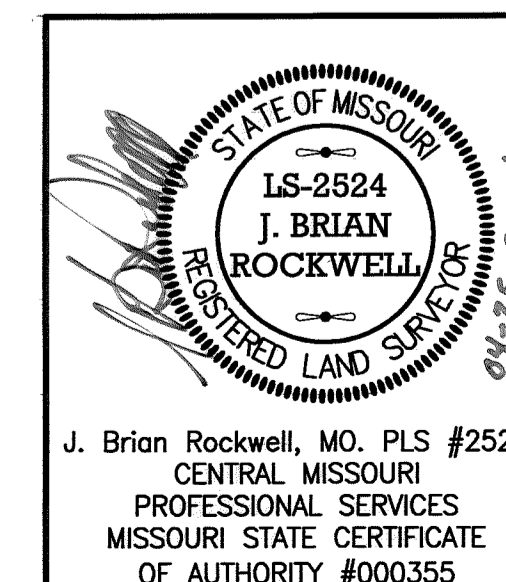
THIS PROPERTY IS IN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0120E, EFFECTIVE DATE: NOVEMBER 2, 2012.

ALL PREVIOUSLY PLATTED LOTS, TRACTS, BUILDING LINES AND EASEMENTS PER PLAT BOOK 10, PAGE 11, PLAT BOOK 11, PAGE 107 and PLAT BOOK 12, PAGE 757, COLE COUNTY RECORDER'S OFFICE, THAT LIE WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE HEREBY VACATED BY THE APPROVAL AND RECORDING OF THIS PLAT.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Curt Fischer, a Property Boundary Survey was made under my personal direction regarding the property shown and described on this plat and that the results are represented correctly. This survey was executed in accordance with the current Missouri Minimum Standards for an Urban Property Boundary Survey.

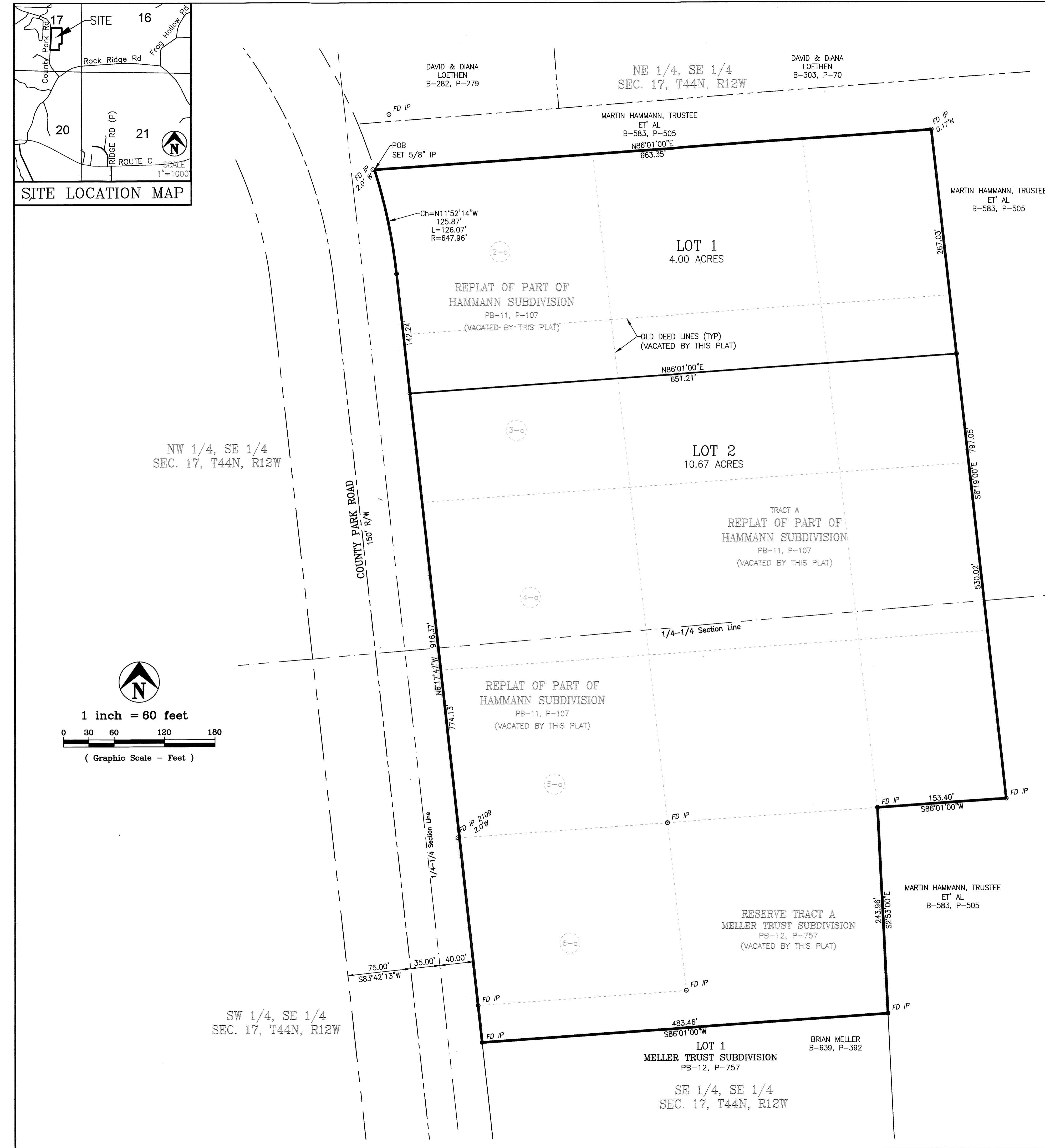
In Witness whereof, I have hereunto set my hand and seal this 25th day of April, 2014.



Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING
 2500 E. McCARTY Phone (573) 634-3455
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE FISCHER ESTATES			
COUNTY PARK ROAD, COLE COUNTY, MISSOURI			
FOR FISCHER DEVELOPMENT, L.L.C.			
DATE 04/25/2014	DRN. BY J.B.R.	SCALE 1" = 60'	BOOK
REV. DATE	CD. BY CFB, JHH	SHEET 1 of 1	JOB NO. 87-290

F0079



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