

# FISCHER ESTATES SECTION TWO

A REPLAT OF LOT 2 OF FISCHER ESTATES,  
 RECORDED IN PB-12, P-781  
 LOW DENSITY RESIDENTIAL  
 10.67 ACRES

### PROPERTY BOUNDARY DESCRIPTION

All of Lot 2 OF FISCHER ESTATES, as recorded in Plat Book 12, Page 781, Cole County Recorder's Office, 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. Containing 10.67 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. The undersigned does hereby dedicate to the public, for public use forever, all easements and right-of-ways, (not presently of record), as shown within the boundary of this plat, This subdivision shall be known as "FISCHER ESTATES SECTION TWO".

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 24th day of August, 2014.

Fischer Development, L.L.C.

*Curtis D. Fischer*  
 Curtis D. Fischer, Manager

STATE OF MISSOURI }  
 COUNTY OF COLE } ss

On this 24th day of August, 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 it's 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 24th day of August, 2014.

My Commission Expires: August 20, 2015

*Gregory Dorge*  
 Gregory Dorge, Notary Public, Cole County

GREGORY DORGE  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 Cole County  
 Commission # 11207068  
 My Commission Expires: 08/20/2015

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 12th day of August, 2014.

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

### NOTES:

- LAND USE - LOW DENSITY
- SEWER - PRIVATE
- ELECTRIC - THREE RIVERS
- WATER - PWS# 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,  
 PLAT BOOK 12, PAGE 287, 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.

SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,  
 COLE COUNTY RECORDER'S OFFICE

STATE OF MISSOURI }  
 COUNTY OF COLE } ss

Filed for record 10 day of Sept., 2014.

at 11 o'clock and 16:31 Minutes A.M.,

recorded in Book 12, Page 286.

Larry D. Rademan, Recorder

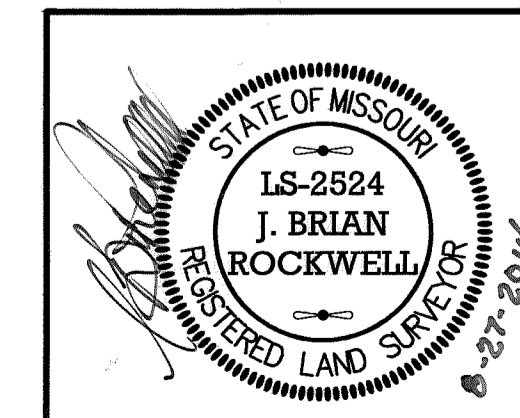
Document No. 201408395

COPY

### 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 27th day of August, 2014.



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

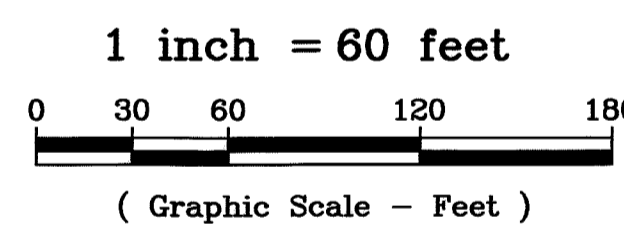
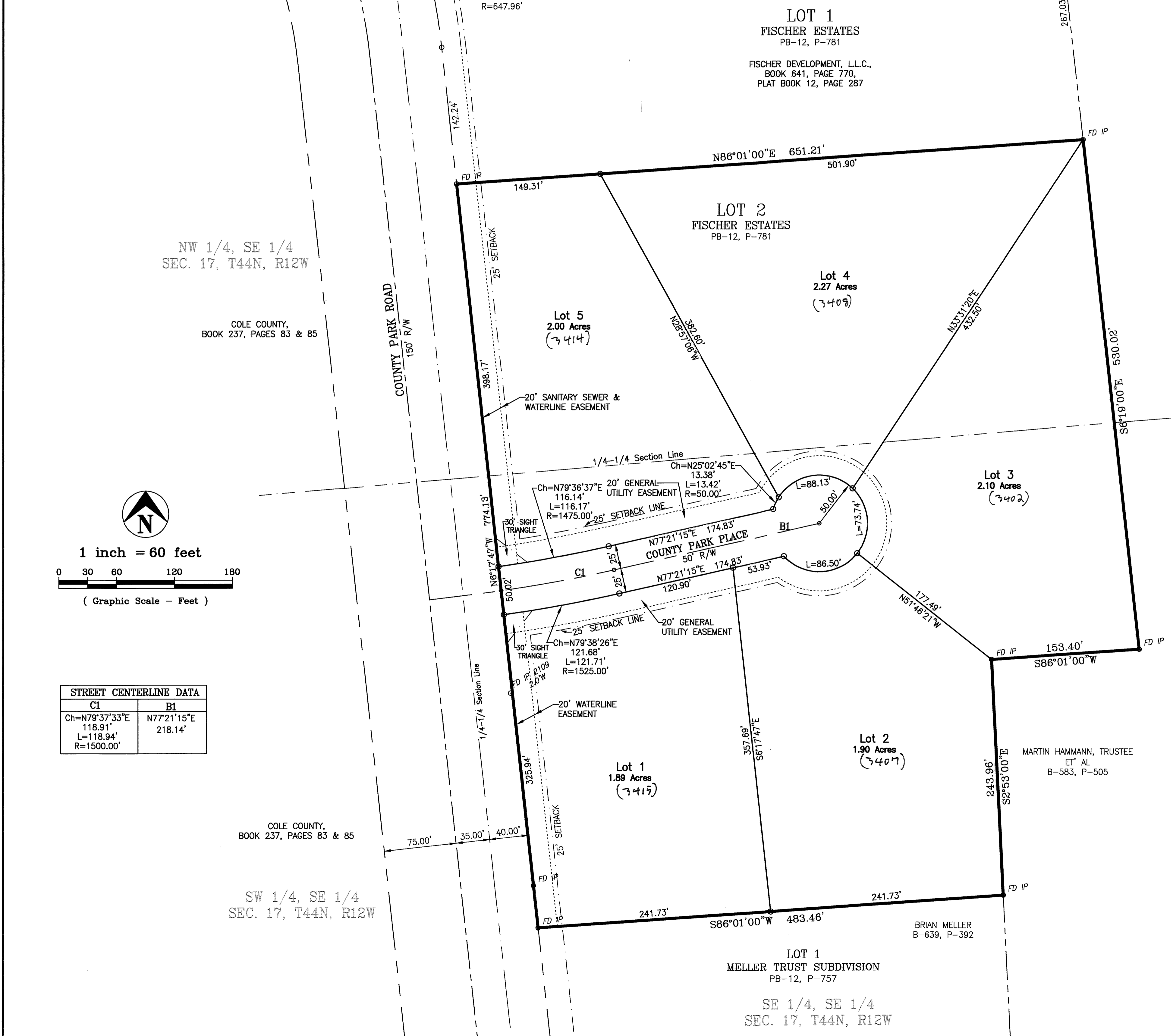
Central Missouri Professional Services, Inc.

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

TITLE **FISCHER ESTATES SECTION TWO**  
**COUNTY PARK ROAD, COLE COUNTY, MISSOURI**

FOR **FISCHER DEVELOPMENT, L.L.C.**

DATE 08/27/2014	DRN BY J.B.R.	SCALE 1" = 60'	BOOK
REV. DATE	CKD. BY CFB, JHH	SHEET 1 OF 1	JOB NO. 87-290



STREET CENTERLINE DATA	
C1	B1
Ch=N79°37'33"E 118.91' L=118.94' R=1500.00'	N77°21'15"E 218.14'

U:\Brockwell\A\1980\1987\87-290-HAMMANN-SUBD-MELLER-PB-plot-005.dwg, PLAT - FISCHER SECTION TWO, 8/27/2014 10:33:00 AM, Brockwell, L&G