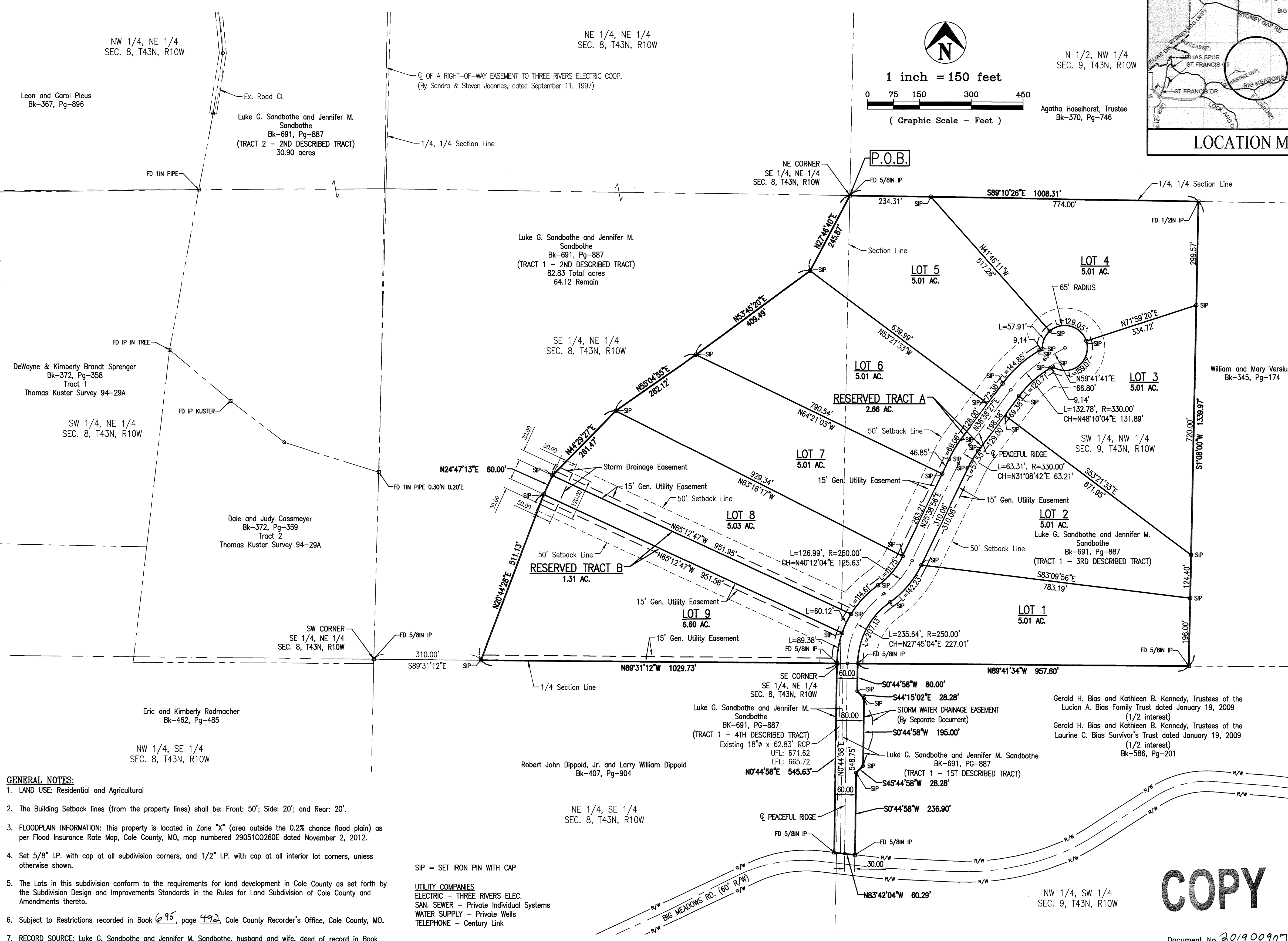
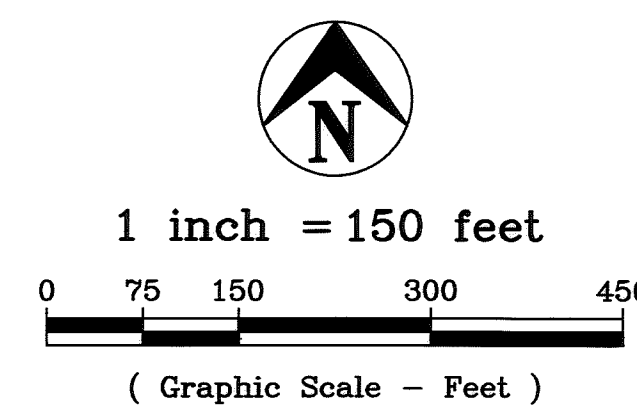
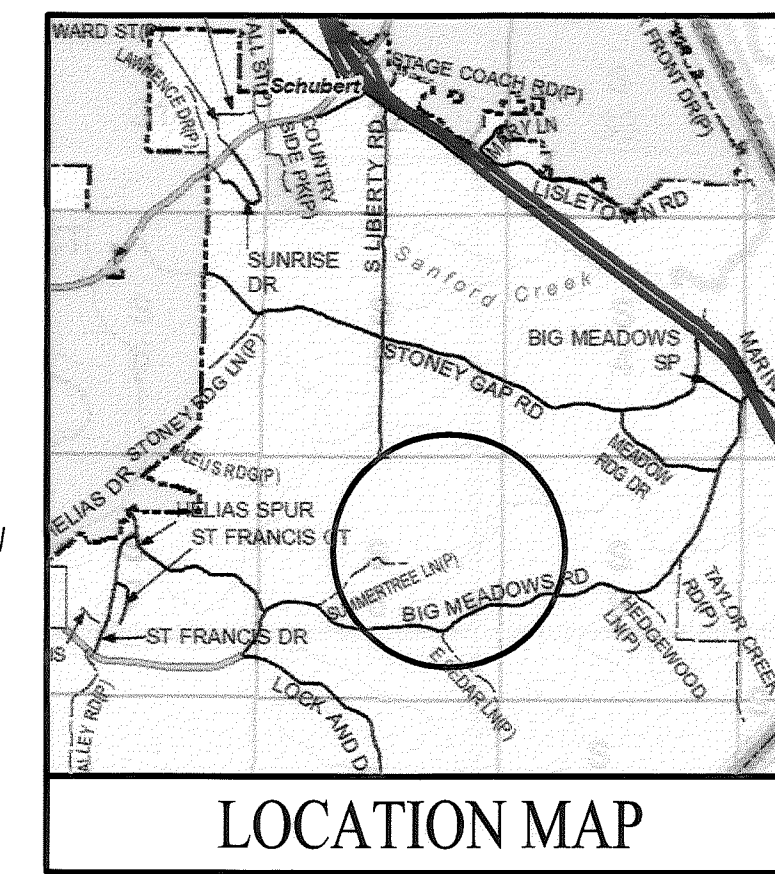


FREEDOM ACRES SUBDIVISION
 PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 8
 PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 SECTION 9
 ALL IN T43N, R10W, COLE COUNTY, MISSOURI
 50.67 ACRES
 USE: SINGLE FAMILY & AGRICULTURE



PROPERTY BOUNDARY DESCRIPTION
 Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 8, and part of the Southwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the Southwest Quarter of Section 9, all in Township 43 North, Range 10 West, Cole County, Missouri, more particularly described as follows:

BEGINNING the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 8, (also being the northwest corner of the third described tract under Tract 1, as per deed of record in Book 691, page 887, Cole County Recorder's Office); thence S89°10'26"E, along the Quarter Quarter Section Line, also being the northerly line of said third described tract under Tract 1, as per deed of record in Book 691, page 887, 1008.31 feet to the northeasterly corner thereof; thence S01°08'00"W, along the easterly line of said third described tract under Tract 1, as per deed of record in Book 691, page 887, 1339.97 feet to the southeasterly corner thereof, also being a point on the Quarter Section Line; thence N89°41'34"W, along the Quarter Section Line, also being the southerly line of said third described tract under Tract 1, as per deed of record in Book 691, page 887, 957.60 feet to the northeasterly corner of a tract of land described as the first described tract under Tract 1, as per deed of record in Book 691, page 887, Cole County Recorder's Office; thence S00°44'58"W, along the easterly boundary of said first described tract under Tract 1, as per deed of record in Book 691, page 887, 80.00 feet; thence S44°15'02"E, along the easterly boundary of said first described tract under Tract 1, as per deed of record in Book 691, page 887, 195.00 feet; thence S45°44'58"W, along the easterly boundary of said first described tract under Tract 1, as per deed of record in Book 691, page 887, 236.90 feet to the northerly right-of-way line of Big Meadows Road and the southeasterly corner of said first described tract under Tract 1, as per deed of record in Book 691, page 887; thence N83°42'04"W, along the northerly right-of-way line of Big Meadows Road, and the southerly line of said first described tract under Tract 1 and the extension of 60.29 feet to southwesterly corner of a tract of land described as the fourth described tract under Tract 1, as per deed of record in Book 691, page 887, Cole County Recorder's Office; thence N00°44'58"E, along the westerly line of said fourth described tract under Tract 1, as per deed of record in Book 691, page 887, 545.63 feet to the northwesterly corner thereof, also being a point on the southerly line of a tract of land described as the second described tract under Tract 1, as per deed of record in Book 691, page 887, Cole County Recorder's Office, also being the Quarter Section Line; thence N89°31'12"W, along the Quarter Section Line, also being the southerly line of said second described tract under Tract 1, as per deed of record in Book 691, page 887, 1029.73 feet; thence N20°44'28"E, 511.13 feet; thence N24°47'13"E, 60.00 feet; thence N44°29'27"E, 261.47 feet; thence N55°04'55"E, 282.12 feet; thence N53°45'20"E, 409.49 feet; thence N27°46'40"E, 245.87 feet to the POINT OF BEGINNING. Containing 50.67 acres.

OWNER'S CERTIFICATE
 Know all men by these presents that We, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots and easements and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the present and future owners of Lots 1 through 9 (inclusive) as shown hereon, a non-exclusive Ingress & Egress Easement, across all of Reserved Tract A, the undersigned does hereby dedicate to the present and future owners of Lots 8 and 9 as shown hereon, a non-exclusive Ingress & Egress Easement, across all of Reserved Tract B, and the undersigned does hereby dedicate to the public, for public use forever, all easements, (not presently of record) as shown on this plat, which shall be known as "Freedom Acres 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 hands this 4th day of FEBRUARY, 2019

Agatha Hazelhorst
 Agatha Hazelhorst, Trustee
 Bk-370, Pg-746

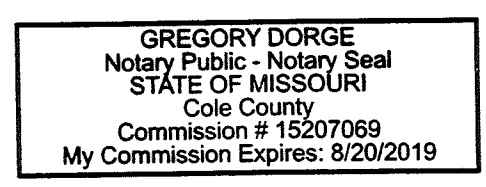
Jennifer M. Sandbothe
 Jennifer M. Sandbothe
 Luke G. Sandbothe and Jennifer M. Sandbothe
 Bk-691, Pg-887
 (TRACT 1 - 3RD DESCRIBED TRACT)

STATE OF MISSOURI }
 COUNTY OF COLE } ss

On this 4th day of FEBRUARY, 2019 before me personally appeared LUKE G. SANDBOTHE AND JENNIFER M. SANDBOTHE, HUSBAND AND WIFE, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: August 20, 2019
Gregory Dorge
 Gregory Dorge, Notary Public



SURVEYOR'S CERTIFICATE
 This is to certify that at the request of Luke and Jennifer Sandbothe, a survey was made under my personal direction, regarding the property shown on this plat and that the results of said survey are shown hereon. This survey was performed in accordance with the current requirements of the standards for a Rural Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects.

In Witness whereof, I have hereunto set my seal and signature this 4th day of February, 2019.

- GENERAL NOTES:**
- LAND USE: Residential and Agricultural
 - The Building Setback lines (from the property lines) shall be: Front: 50'; Side: 20'; and Rear: 20'.
 - FLOODPLAIN INFORMATION: This property is located in Zone "X" (area outside the 0.2% chance flood plain) as per Flood Insurance Rate Map, Cole County, MO, map numbered 29051C0260E dated November 2, 2012.
 - Set 5/8" I.P. with cap at all subdivision corners, and 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.
 - 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.
 - Subject to Restrictions recorded in Book 95, page 492, Cole County Recorder's Office, Cole County, MO.
 - RECORD SOURCE: Luke G. Sandbothe and Jennifer M. Sandbothe, husband and wife, deed of record in Book 691, page 887, Cole County Recorder's Office, Cole County, Missouri.
 - BEARING BASE: Missouri State Plane, Central Zone, Coordinate System NAD83 from MoDOT GNSS System.
 - VERTICAL DATUM: City of Jefferson and County of Cole Vertical Datum System (U.S.G.S. NAVD83).
 - RESERVED TRACT A is for storm drainage and roadway purposes and shall provide Ingress and Egress for Freedom Acres lot owners. The road shall be maintained by the owner and until Cole County or other applicable public entity assumes maintenance responsibility.
 - RESERVED TRACT B is for storm drainage and roadway purposes and shall provide Ingress and Egress for Freedom Acres Lots 8 and 9 owners and the Adjoining Property Owners to the west. The road shall be maintained by the owner or owners of any lots using the private road and by any other parties using the private road.

SIP = SET IRON PIN WITH CAP

UTILITY COMPANIES
 ELECTRIC - THREE RIVERS ELEC.
 SAN. SEWER - Private Individual Systems
 WATER SUPPLY - Private Wells
 TELEPHONE - Century Link

THE COUNTY OF COLE WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OR THE IMPROVEMENT OF THE PRIVATE ROADS AT PRESENT OR IN THE FUTURE. INSTALLATION OF ROAD SIGNS AND ALL MAINTENANCE OF THIS ROADWAY SHALL BE THE SOLE RESPONSIBILITY OF ANY AND ALL PARTIES HAVING EASEMENT RIGHTS FOR THE USE THEREOF, AS WELL AS ANY COST INCURRED IN MAINTAINING OR IMPROVING THE SAME.

OWNERS TO CONSTRUCT AND PLACE SIGN STATING "PRIVATE STREETS MAINTAINED BY THE PROPERTY OWNERS" AS REQUIRED BY THE COLE COUNTY RULES FOR LAND SUBDIVISION FOR DEVELOPMENT AND CONSTRUCTION, SECTION 5.8 - STREET CONSTRUCTION.

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

Michelle Gerstner
 Michelle Gerstner,
 Planning Commission Chairman

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

COPY

Document No. 201900907

STATE OF MISSOURI }
 COUNTY OF COLE } ss

Filed for record 7th day of February, 2019.

at 10 o'clock and 11:56 Minutes A.M.,
 recorded in Book 12, Page 909.

Judy Ridgeway, Recorder
 Deputy



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

TITLE: FREEDOM ACRES SUBDIVISION
 SECTIONS 8 & 9, T43N, R10W, COLE CO., MO.

FOR: LUKE AND JENNIFER SANDBOTHE

DATE 02-04-2019	DRN. BY C.F.B.	SCALE 1" = 150'	BOOK
REV. DATE	CKD. BY J.B.R.	SHEET 1 OF 1	JOB NO. 18-063