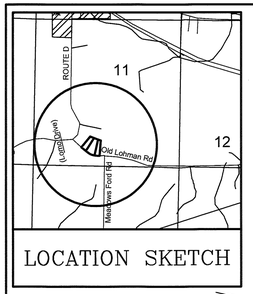
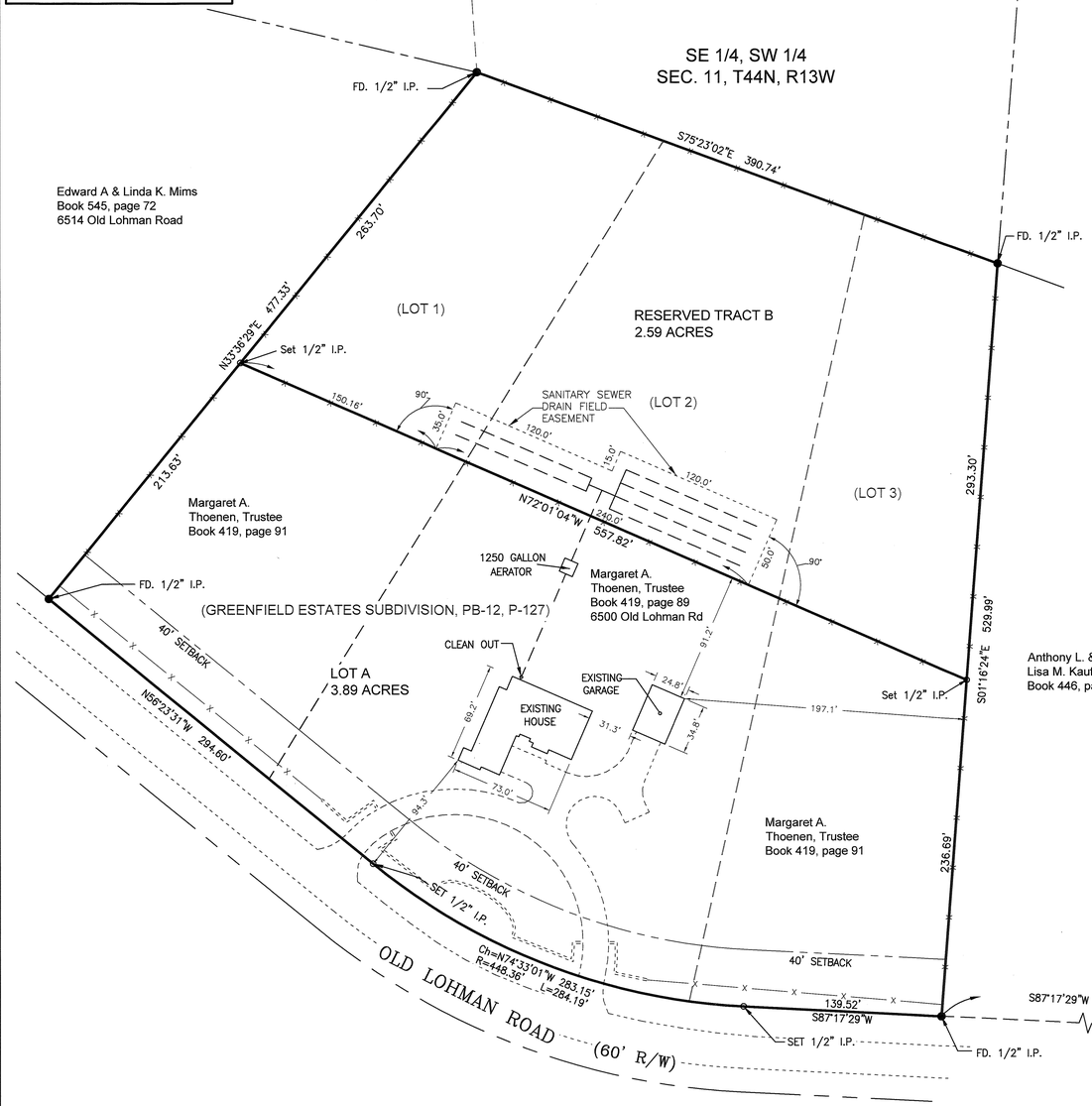
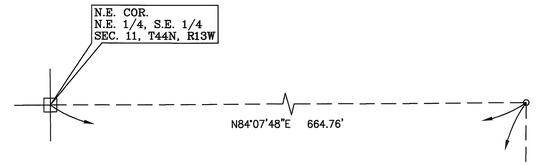
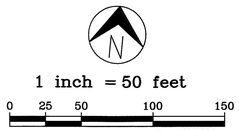
A REPLAT OF
GREENFIELD ESTATES SUBDIVISION
LOW DENSITY RESIDENTIAL
PART OF THE SW 1/4 SEC. 11, T44N, R13W
6.78 ACRES









BASIS OF BEARINGS: GREENFIELD ESTATES SUBDIVISION PLAT BOOK 12, PAGE 127, COLE COUNTY RECORDER'S OFFICE.

RECORD SOURCE: DEEDS OF RECORD IN BOOK 419, PAGES 89 AND 91, COLE COUNTY RECORDER'S OFFICE.

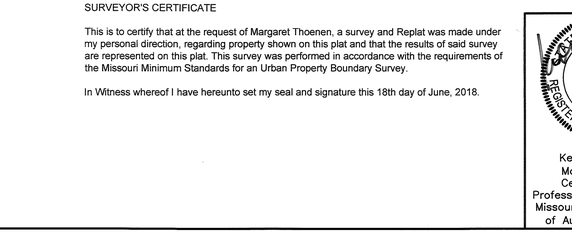
WATER SERVICE – Private Well
SANITARY SEWER – Individual Treatment (Septic)
ELECTRIC SERVICE – Ameren UE
TELEPHONE SERVICE – Centurylink
FRONT SETBACK LINES – 40' from R/W Line
SIDE & REAR SETBACK LINES – 10' property lines

NOTES:

1.) BOTH LOT A AND RESERVED TRACT B ARE IN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0105E, EFFECTIVE DATE: NOVEMBER 2, 2012.

2.) RESERVED TRACT B, HAVING A LACK OF ACCESS TO A PUBLIC ROAD, IS NOT AN INDIVIDUAL BUILDING LOT AND IS INTENDED TO BE TRANSFERED TO THE OWNERS OF THE ADJOINING PROPERTY KNOWN AS 1007 LOMO DRIVE AND TO BECOME A PART OF SAID PROPERTY THEREOF.

3.) IT IS AGREED UPON THAT ALL OF RESERVED TRACT B WILL REMAIN LAND FOR SANITARY SEWER DRAIN FIELDS AND THAT NO BUILDINGS WILL BE ERECTED.



PROPERTY DESCRIPTION

All of Lots 1, 2 and 3 of Greenfield Estates Subdivision, of record in Plat Book 12, page 127 and subsequent deeds of record in Book 419, pages 89 and 91, Cole County Recorder's Office, in the Southeast Quarter of the Southwest Quarter of Section 11, Township 44 North, Range 13 West, Cole County, Missouri.

OWNER'S CERTIFICATE

Know all men by these presents that the undersigned owner of the property described in the foregoing Property Description, has caused said property to be surveyed and re-subdivided into a lot and reserved tract and on this plat the designation and sizes thereof are fully and truly set forth and the owner does hereby retain an easement upon RESERVED TRACT B for the use and maintenance of an existing sanitary sewer drain field (as shown hereon) and does hereby dedicate said easement to the current and future owners of LOT A of this subdivision to be known as A REPLAT OF GREENFIELD ESTATES SUBDIVISION.

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

In Witness whereof, the undersigned owner of said property has hereunto set

her hand and seal this 19 day of June, 2018.

Margaret A. Thoenen, Trustee
Margaret A. Thoenen, Trustee under
Revocable Trust Agreement of
Margaret A. Thoenen, dated June 10, 1992

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 19 day of June, 2018, before me personally did appear the above signed owner, who executed the foregoing instrument and acknowledged the same to be her free act and deed. In Witness whereof, I have set my hand and affixed my seal this 19 day of June, 2018.

My Commission Expires: 6/07/2021
Randall A. Koestner
Randall A. Koestner
Notary Public, Cole County

RANDALL A. KOESTNER
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 13534932
My Commission Expires: 06-07-2021

Lot A in this subdivision conforms to the requirements for Low Density Residential as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 12 day of June, 2018.

Michelle M. Gerstner
Michelle Gerstner
Planning Commission Chairman

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

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 25 day of June, 2018,
at 12 O'clock and 11:51 Minutes P.M.
recorded in Book 12, page 586.

Ralph C. Bray, Jr., Recorder

_____, Deputy

SURVEYOR'S CERTIFICATE

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

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

STATE OF MISSOURI
LS-2578
KEITH M. BRICKEY
REGISTERED LAND SURVEYOR
6/18/18

Keith M. Brickey
Mo. PLS #2578
Central Missouri
Professional Services, Inc.
Missouri State Certificate
of Authority #000355

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

TITLE: A REPLAT OF GREENFIELD ESTATES SUBDIVISION SE 1/4, SW 1/4, SEC. 11, T44N, R13			
FOR: MARGARET THOENEN			
DATE June 18, 2018	DRN. BY DGS	SCALE 1"=50"	BOOK GPS-04022018-DV
REV. DATE	CKD. BY JBR	SHEET 1 OF 1	JOB NO. 99-106

P:\1999\99-106-THOENEN\GREENFIELD ESTATES REPLAT MAY2018.dwg, 6/18/2018 1:23:07 PM, HP DesignJet 7700ps 44in HPGL2, 000