

# J.K. STOCKMAN ACRES

A PART OF THE NW 1/4 OF SW 1/4 OF SECTION 2, T43N,  
R11W OF THE 5TH P.M., COLE COUNTY, MISSOURI

## OWNERS CERTIFICATE:

Know all men by these presents that I the undersigned being the owner of the land described in Deed Book 347, Page 701, Cole County Recorder's Office have divided the same into 3 Lots in the manner shown hereon. I hereby dedicate to the use of the public any of the Bald Hill Road Right Of Way that I might own, and the 5 foot strip shown hereon, between the present Centerline Northeasterly to the Westerly Lines of Lots 1 and 2 as shown. This is a distance of 30 feet. I also dedicate the use of the 30 foot Ingress and Egress Easement as shown hereon and as described in Book 337, Page 453, Cole County Recorder's Office, to all future Lot Owners of Lots 1, 2 and 3. All taxes due and payable against said property are paid in full. In Witness Whereof, I hereby set my hand this 22 day of May, 1998.

*Joseph K. Stockman*  
Joseph K. Stockman

## STATE OF MISSOURI COUNTY OF COLE ss

On this 22nd day of May, 1998, before me appeared Joseph K. Stockman, a single person, to me known to be the person who executed this instrument and acknowledged that he has done so as his free act and deed. In Witness Whereof, I have hereunto set my hand and affixed my official seal on this day and year mentioned above.

NOTARY PUBLIC *Cassie Bergman*  
3-25-2000

**NOTARY SEAL**  
Cassie Bergman, Notary Public  
Cole County, State of Missouri

## SURVEYORS DESCRIPTION & DECLARATION:

I, E.A. Mueller, a registered Surveyor of Missouri do hereby declare that this is a true copy of a Class B Survey executed by me during the month of April, 1998 of part of the NW 1/4 of the SW 1/4 of Section 2, T43N, R11W of the 5th P.M., Cole County, Missouri, a Tract of Land described in Deed Book 347, Page 701, Cole County Recorder's Office, said tract being described as follows:

FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 83 DEGREES 54 MINUTES 23 SECONDS EAST, ALONG THE QUARTER SECTION LINE, 585.86 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 260, PAGE 673, COLE COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 83 DEGREES 54 MINUTES 23 SECONDS EAST ALONG THE QUARTER SECTION LINE, 789.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 03 DEGREES 37 MINUTES 44 SECONDS EAST ALONG THE QUARTER SECTION LINE, 208.62 FEET TO THE CENTER OF A PRIVATE ROAD; THENCE WESTERLY ALONG THE CENTER OF THE PRIVATE ROAD THE FOLLOWING COURSES: SOUTH 32 DEGREES 52 MINUTES 04 SECONDS WEST, 74.60 FEET; THENCE SOUTH 40 DEGREES 12 MINUTES 58 SECONDS WEST, 109.82 FEET; THENCE SOUTH 36 DEGREES 40 MINUTES 20 SECONDS WEST, 128.71 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 07 SECONDS WEST, 97.39 FEET; THENCE SOUTH 48 DEGREES 23 MINUTES 54 SECONDS WEST, 61.0 FEET; THENCE SOUTH 69 DEGREES 00 MINUTES 28 SECONDS WEST, 53.62 FEET; THENCE SOUTH 85 DEGREES 36 MINUTES 59 SECONDS WEST, 43.17 FEET; THENCE NORTH 85 DEGREES 10 MINUTES 30 SECONDS WEST, 77.20 FEET; THENCE NORTH 71 DEGREES 24 MINUTES 33 SECONDS WEST, 52.62 FEET; THENCE NORTH 47 DEGREES 04 MINUTES 24 SECONDS WEST, 28.76 FEET; THENCE LEAVING THE CENTER OF THE PRIVATE ROAD SOUTH 65 DEGREES 47 MINUTES 05 SECONDS WEST, 268.99 FEET; THENCE SOUTH 30 DEGREES 34 MINUTES 56 SECONDS WEST, 323.22 FEET TO THE EASTERLY LINE OF BALD HILL ROAD; THENCE NORTHERLY ALONG THE EASTERLY LINE OF BALD HILL ROAD THE FOLLOWING COURSES: NORTH 64 DEGREES 11 MINUTES 07 SECONDS WEST, 23.89 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 543.69 FEET, AN ARC DISTANCE OF 441.88 FEET, THE CHORD OF SAID CURVE BEING NORTH 40 DEGREES 54 MINUTES 07 SECONDS WEST, 429.81 FEET; THENCE NORTH 17 DEGREES 37 MINUTES 07 SECONDS WEST, 100.01 FEET TO THE SOUTHWESTERLY CORNER OF THE AFORESAID TRACT IN BOOK 260, PAGE 673; THENCE LEAVING THE EASTERLY LINE OF BALD HILL ROAD, NORTH 72 DEGREES 03 MINUTES 27 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID TRACT IN BOOK 260, PAGE 673, 496.48 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 01 DEGREES 33 MINUTES 27 SECONDS EAST ALONG THE EASTERLY LINE OF SAID TRACT, 276.15 FEET TO THE POINT OF BEGINNING.

I further declare that this survey was conducted in accordance with the Current Missouri Minimum Standards. Bearing Base from Recorded Deed in Book 347, Page 701, Cole County Recorder's Office.

E. A. Mueller L.S. 789 Mo.  
206 Little Creek Lane  
Jefferson City, Mo. 65109



We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 19th day of MAY, 1998.

*W.R. England III*  
W. R. England, III, Chairman

*Chris W. Yarnell*  
Chris W. Yarnell, P.E., Director

J.K. STOCKMAN ACRES		
SCALE: 1" = 100'	USE: LOW DENSITY-RESIDENTIAL	DRAWN BY: E.A.M.
DATE: 03-21-98		REVISED
BY: E. A. Mueller Engineering Co. 206 Little Creek Lane Jefferson City, Mo. 65109	FOR: Joseph K. Stockman 5523 Bald Hill Road Jefferson City, Mo. 65101	
LOCATION: PT. OF NW 1/4 - SW 1/4, SECTION 2, T43N, R11W OF THE 5TH P.M., COLE COUNTY, MO.		DRAWING NO. 81-2598

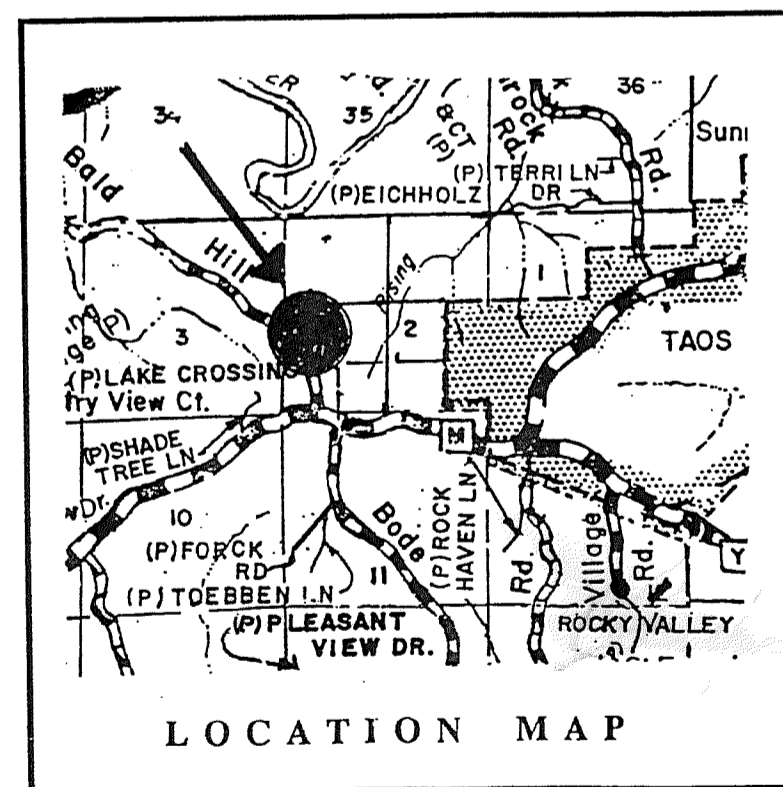
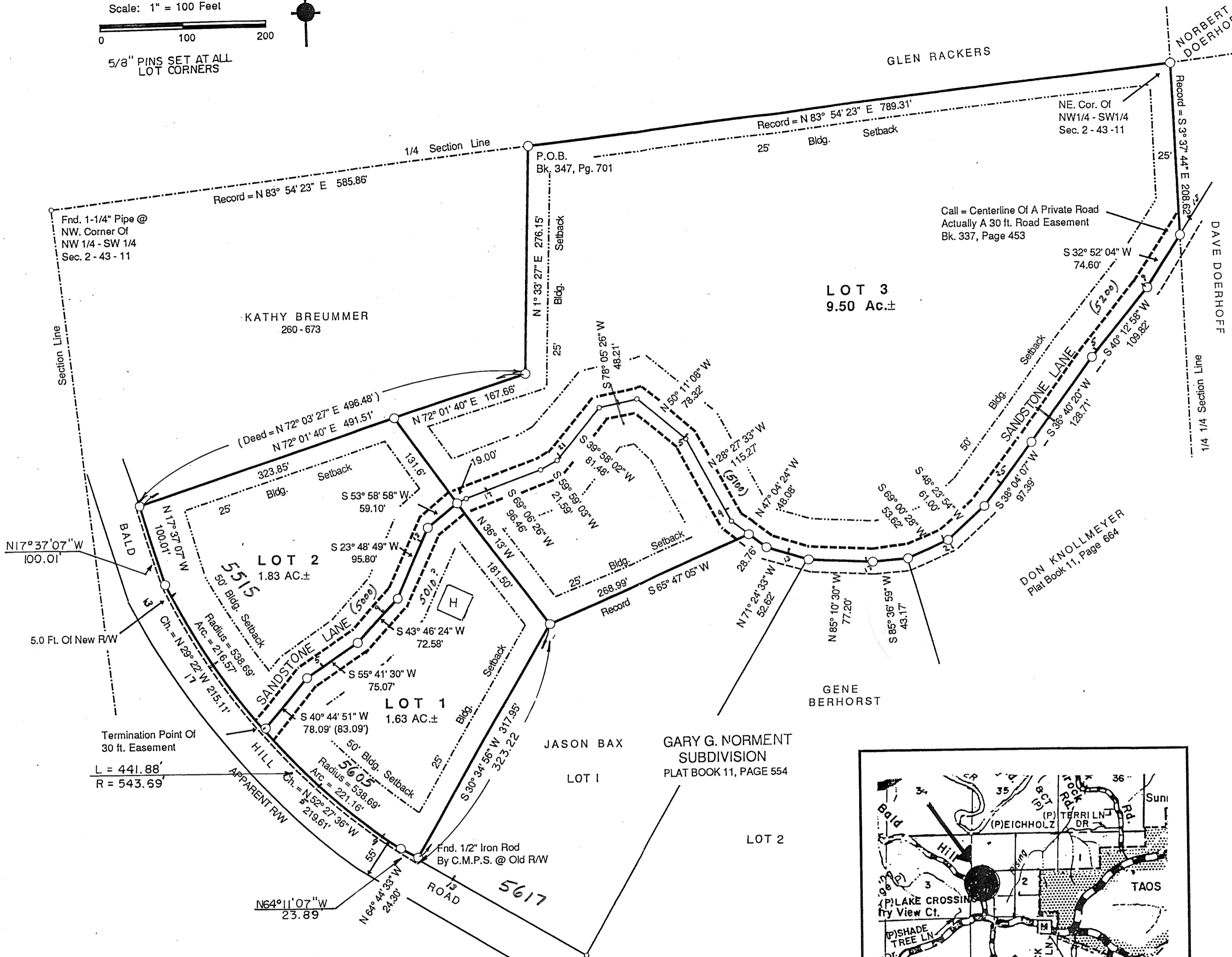
CCPW

For: Joseph Stockman  
Deed Book 347, Page 701  
T43N - R11W Of 5th P.M.  
Scale: 1" = 100 Feet



0 100 200

5/8" PINS SET AT ALL LOT CORNERS



**NOTE:** Except as specifically stated or shown on this plat, this survey does not intend to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose. The Contractor and Owner shall be responsible to call the Missouri One Call System, 1-800-344-7483 to have the underground utilities located and marked prior to construction.

"THE RULES FOR LAND SUBDIVISION OF COLE COUNTY DO NOT REQUIRE THE ROADS OR STREETS IN RURAL OR LOW DENSITY SUBDIVISIONS TO BE PAVED AND THE OWNER HAS ELECTED NOT TO PAVE SAID ROADS OR STREETS. THEREFORE THE COUNTY OF COLE WILL NOT MAINTAIN SAID STREETS OR ROADS AT PUBLIC EXPENSE."

ELECTRIC SERVICE - AMEREN UE  
SEWER TREATMENT - PRIVATE SYSTEMS  
TELEPHONE SERVICE - SPRINT TELE.  
WATER SERVICE - WATER DIST. NO. 4

STATE OF MISSOURI  
COUNTY OF COLE ss

Filed for record this 29 day of May, 1998 at

9 O'Clock and 49 Min. A.M.

Recorded in Book 12, Page 37

Larry D. Rademan,  
Cole County Recorder

*Dollie Depina*  
Dollie Depina, Deputy

08336