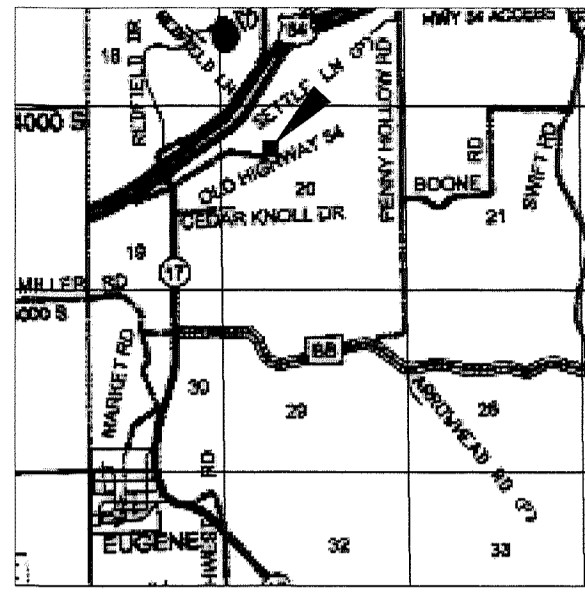


**"KEMPKER'S VIEW ESTATES", SEC. #3**

PT. OF THE NW 1/4 OF SEC. 20, TWP. 42N., RNG. 13W., COLE COUNTY, MISSOURI,  
CONTAINING 1.26 ACRES.

LOCATION MAP



**LOT #3**  
"KEMPKER'S VIEW ESTATES"  
(PLAT BK.#11, PG.648)  
JAMES & CARLA BOESSEN  
(B.356, P.055)

CURRENT OWNER:  
L.E. BOYD (B.364, P.140)  
(1.22 Ac.)  
(BK.310, PG.411)  
(ORIG. BK.246, PG.795)  
(BK.181, PG.704)

RON & KATHRYN KEMPKER  
(B. 206, P. 141)

RON & KATHRYN KEMPKER  
(B. 206, P. 141)

**4**  
1.0 AC.

(10007)

CURRENT OWNER:  
L.E. BOYD (B.364, P.140)  
(3.78 Ac.)  
(BK.310, PG.411)

POINT OF COMMENCEMENT;  
SW CORNER OF THE NW 1/4  
OF SEC. 20, T. 42N., R. 13W,  
(MONUMENT BY LS-2109)

W 1/2 OF NW 1/4,  
20-42-13

"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."

ROADWAY NOTE: THE 40-FOOT WIDE PRIVATE ACCESS EASEMENT SHOWN SHALL REMAIN IN PRIVATE OWNERSHIP AT THIS TIME. THE COUNTY OF COLE WILL NOT MAINTAIN SAID ROADWAY UNTIL SUCH TIME AS IT IS IMPROVED TO MEET THE COUNTY'S STANDARDS.

COLE COUNTY PLANNING COMMISSION:  
WE, THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE 24<sup>th</sup> DAY OF February, 2004

*Duane Amos*  
DUANE AMOS, CHAIRMAN

*Chris Yarnell*  
CHRIS YARNELL, P.E., DIRECTOR

**COPY**

**GENERAL NOTES AND INFORMATION:**

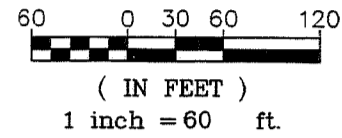
- 1.) LAND USE DESIGNATION = "LOW DENSITY RESIDENTIAL" 1-3 ACRES.
- 2.) UTILITY PROVIDERS: WATER = SHARED PVT.  
ELECT = THREE RIVERS COOP.  
TELE = SPRINT-UNITED TELE CO.  
SANITARY = INDIVIDUAL
- 3.) BUILDING SETBACK LINE "SBL": FRONT = 25 FEET  
SIDES = 10 FEET  
REAR = 10 FEET
- 4.) MLS PROPERTY CLASSIFICATION = "SUBURBAN"
- 5.) MLS ACCURACY STANDARDS = RPT 0.10 FT. / 1:10,000
- 6.) REFERENCE BEARING: PREVIOUS SURVEY PLAT OF RECORD.
- 7.) PREVIOUS RECORD DIMENSIONS ARE SHOWN IN "()"
- 8.) CURRENT OWNERS DEED IS FILED FOR RECORD IN BK. 206, PG. 141, AND BK. 246, PG. 795 OF THE COLE COUNTY RECORDERS OFFICE.

SUBDIVISION DESCRIPTION: PART OF TWO TRACTS OF LAND PREVIOUSLY DESCRIBED IN BOOK 206, PAGE 141, AND BOOK 226, PAGE 491 OF THE COLE COUNTY RECORDS\*, SAID PART LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 WEST, COLE COUNTY, MISSOURI, SAID PART THEREOF BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE N 04° 37' 53" W, ALONG THE WEST LINE OF SAID SECTION 20, 1185.03 FEET TO THE NORTHWESTERN CORNER OF A 3.78-ACRE TRACT DESCRIBED IN BOOK 310, PAGE 411; THENCE N 33° 07' 06" E, ALONG THE WESTERLY LINE OF THE LAST SAID TRACT, 175.30 FEET TO THE NORTHERNMOST CORNER THEREOF, AND THE POINT OF "BEGINNING" FOR THIS SUBDIVISION DESCRIPTION; THENCE S 53° 45' 25" E, ALONG THE NORTHERN LINE OF SAID 3.78-ACRE TRACT, 115.0 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S 32° 37' 53" W, ALONG THE EASTERLY LINE OF SAID TRACT, 10.57 FEET TO THE SOUTHERLY SIDE OF AN EXISTING 40 FOOT WIDE PRIVATE ACCESS EASEMENT PER BOOK 225, PAGE 86, AND BOOK 225, PAGE 90; THENCE S 79° 51' 25" E, ALONG THE SOUTHERN LINE OF A NEW 40 FOOT WIDE PRIVATE ACCESS EASEMENT, 151.80 FEET TO THE SOUTHWEST CORNER OF LOT #4 OF THIS SUBDIVISION; THENCE S 79° 57' 29" E, ALONG THE SOUTH LINE OF SAID LOT AND THE SOUTH LINE OF SAID NEW ACCESS EASEMENT, 231.59 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT AND EASEMENT; THENCE N 10° 02' 31" E, 40.0 FEET TO THE NORTHEASTERN CORNER OF SAID EASEMENT; THENCE LEAVING SAID EASEMENT N 33° 35' 14" E, 79.78 FEET; THENCE N 50° 02' 00" W, 270.78 FEET; THENCE S 81° 04' 00" W, 36.09 FEET; THENCE S 08° 56' 00" E, 122.44 FEET; THENCE S 25° 58' 42" W, 83.93 FEET TO A POINT ON THE NORTH LINE OF SAID NEW EASEMENT; THENCE ALONG SAID NORTH LINE ON THE FOLLOWING COURSES, N 79° 57' 29" W, 11.29 FEET; THENCE N 79° 51' 25" W, 143.08 FEET TO A POINT ON THE NORTHERN LINE OF SAID EXISTING 40 FOOT WIDE PRIVATE ACCESS EASEMENT; THENCE N 55° 04' W, ALONG SAID NORTHERN LINE, 104.36 FEET TO A POINT ON THE EASTERLY LINE OF A STRIP OF LAND DESCRIBED IN BOOK 319, PAGE 085; THENCE S 32° 20' 22" W, ALONG SAID EAST LINE, 2.91 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 62° 56' 33" W, ALONG THE SOUTHERN LINE OF SAID STRIP, AND THE SOUTHERN LINE OF A 1.22-ACRE TRACT OF LAND DESCRIBED IN BOOK 246, PAGE 795, A TOTAL OF 146.16 FEET TO THE SOUTHWEST CORNER OF THE LAST SAID TRACT AT THE WEST LINE OF SECTION 20; THENCE S 04° 57' 33" E, ALONG THE SECTION LINE, 16.09 FEET TO THE SOUTHERN LINE OF A TRACT PER BOOK 181, PAGE 704; THENCE S 61° 52' E, ALONG THE SOUTH LINE OF THE LAST SAID TRACT, 133.47 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 33° 07' 06" W, ALONG THE EASTERLY LINE OF A TRACT PER BOOK 345, PAGE 271, A DISTANCE OF 6.81 FEET TO THE POINT OF "BEGINNING", CONTAINING 1.26 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

\*" = ALL "BOOK & PAGE" REFERENCES ARE TO THE COLE COUNTY RECORDER OF DEEDS OFFICE.

GRAPHIC SCALE



**Legend**

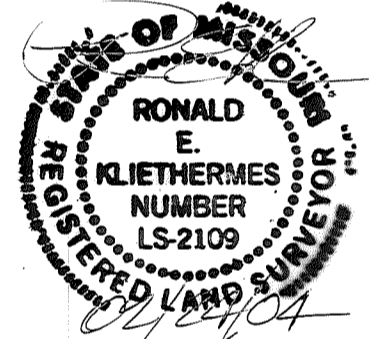
- ▲ Stone
- Monument
- ▲ Right-of-Way Marker
- ⊙ Axle
- Iron Pin Found
- 5/8" Rebar Set
- Post
- ( ) Record Info.

**SURVEYOR'S CERTIFICATE:** THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER(S) HEREON, I DID CONDUCT A SURVEY AND SUBDIVISION OF THE TRACT AS SHOWN HEREON, THAT THE RESULTS OF SAID SURVEY AND SUBDIVISION ARE CORRECTLY REPRESENTED, AND THAT SAID SURVEY CONFORMS WITH THE CURRENT "MISSOURI STANDARDS".

*Ronald E. Kluthermes*

RONALD E. KLUTHERMES, PLS  
MRLS #2109

DATE: FEB. 24, 2004



**OWNERS CERTIFICATE:** WE THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND HEREON DESCRIBED AND SHOWN, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO A LOT AND AN EASEMENT AS SHOWN AND/OR NOTED, SAID EASEMENT TO REMAIN PRIVATE AT THIS TIME, AND WE CERTIFY THAT ALL TAXES DUE AND PAYABLE AGAINST SAID LAND ARE PAID IN FULL.

IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS ON THIS 24<sup>th</sup> DAY OF February, 2004.

*Ronald E. Kempker*  
RONALD E. KEMPKER

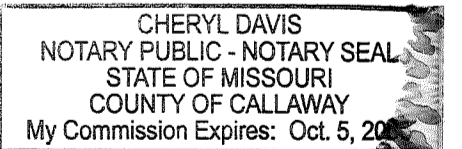
*Kathryn M. Kempker*  
KATHRYN M. KEMPKER

STATE OF MISSOURI }  
COUNTY OF Cole } S.S.

BEFORE ME PERSONALLY APPEARED THE ABOVE-NOTED OWNERS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DATE ABOVE WRITTEN.

*Cheryl Davis*



NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-05-06

DOCUMENT NO. 200402916

STATE OF MISSOURI )

COUNTY OF COLE ) S.S.

FILED FOR RECORD THIS 9 DAY OF March, 2004 AT 7 O'CLOCK AND 53:48 MINUTES A.M., RECORDED IN PLAT BOOK 12, PAGE 406.

LARRY D. RADEMAN, RECORDER

*Dorinda Fuchsbecker*  
DEPUTY

**MECO ENGINEERING COMPANY, INC.**  
ENGINEERS • SURVEYORS  
308 EAST HIGH ST., P.O. BOX 714  
JEFFERSON CITY, MISSOURI 65102  
PH. (573) 893-5558

DATE: 02-24-04	SCALE: 1" = 60 FT.	DRAWN BY: TLW	SURVEY NO.:
CLIENT: RON & KATHRYN KEMPKER 9719 OLD HWY. 54 W. EUGENE, MO 65032			104-213

TITLE: PLAT OF SUBDIVISION  
"KEMPKER'S VIEW ESTATES", SEC. #3

CCPW