

# "KNERNSCHIELD ACRES"

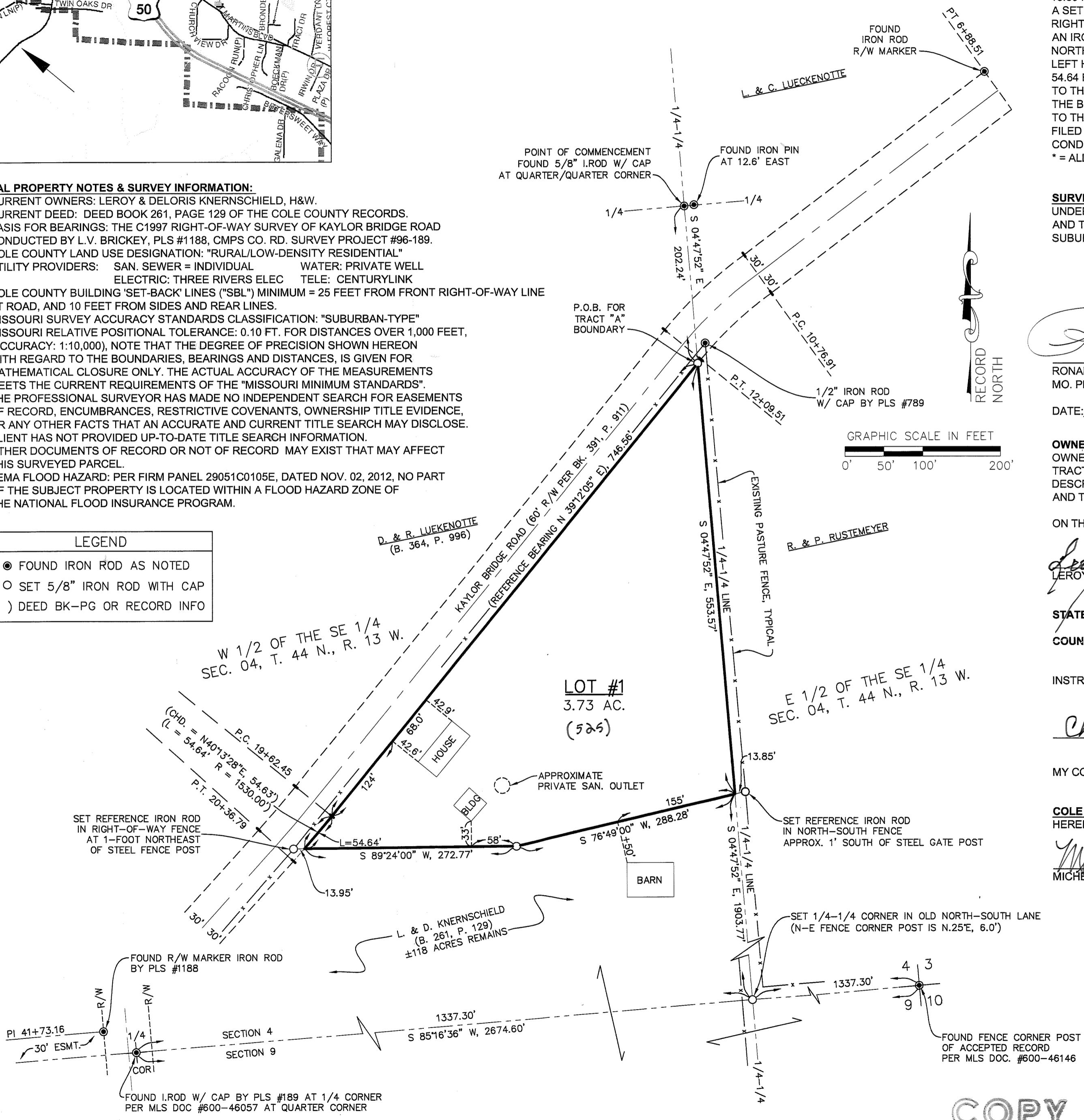
## A PLAT OF A ONE-LOT SUBDIVISION

### FROM THE NE PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 04, TOWNSHIP 44 NORTH, RANGE 13 WEST COLE COUNTY, MISSOURI.

**GENERAL PROPERTY NOTES & SURVEY INFORMATION:**

- A.) CURRENT OWNERS: LEROY & DELORIS KNERNSCHIELD, H&W.
- B.) CURRENT DEED: DEED BOOK 261, PAGE 129 OF THE COLE COUNTY RECORDS.
- C.) BASIS FOR BEARINGS: THE C1997 RIGHT-OF-WAY SURVEY OF KAYLOR BRIDGE ROAD CONDUCTED BY L.V. BRICKEY, PLS #1188, CMPS CO. RD. SURVEY PROJECT #96-189.
- D.) COLE COUNTY LAND USE DESIGNATION: "RURAL/LOW-DENSITY RESIDENTIAL"
- E.) UTILITY PROVIDERS: SAN. SEWER = INDIVIDUAL WATER: PRIVATE WELL  
ELECTRIC: THREE RIVERS ELEC TELE: CENTURYLINK
- F.) COLE COUNTY BUILDING 'SET-BACK' LINES ("SBL") MINIMUM = 25 FEET FROM FRONT RIGHT-OF-WAY LINE AT ROAD, AND 10 FEET FROM SIDES AND REAR LINES.
- G.) MISSOURI SURVEY ACCURACY STANDARDS CLASSIFICATION: "SUBURBAN-TYPE"
- H.) MISSOURI RELATIVE POSITIONAL TOLERANCE: 0.10 FT. FOR DISTANCES OVER 1,000 FEET, (ACCURACY: 1:10,000), NOTE THAT THE DEGREE OF PRECISION SHOWN HEREON WITH REGARD TO THE BOUNDARIES, BEARINGS AND DISTANCES, IS GIVEN FOR MATHEMATICAL CLOSURE ONLY. THE ACTUAL ACCURACY OF THE MEASUREMENTS MEETS THE CURRENT REQUIREMENTS OF THE "MISSOURI MINIMUM STANDARDS".
- I.) THE PROFESSIONAL SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. CLIENT HAS NOT PROVIDED UP-TO-DATE TITLE SEARCH INFORMATION. OTHER DOCUMENTS OF RECORD OR NOT OF RECORD MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL.
- J.) FEMA FLOOD HAZARD: PER FIRM PANEL 29051C0105E, DATED NOV. 02, 2012, NO PART OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE OF THE NATIONAL FLOOD INSURANCE PROGRAM.

LEGEND	
●	FOUND IRON ROD AS NOTED
○	SET 5/8" IRON ROD WITH CAP
( )	DEED BK-PG OR RECORD INFO



**SUBDIVISION BOUNDARY DESCRIPTION:** ALL OF LOT #1 AS SHOWN HEREON, BEING THE NORTHEASTERLY PART OF A TRACT OF LAND CONVEYED TO LEROY & DELORIS KNERNSCHIELD PER DEED FILED IN BOOK 261, PAGE 129 OF THE COLE COUNTY RECORDS, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 04, TOWNSHIP 44 NORTH, RANGE 13 WEST, COLE COUNTY, MISSOURI, WITH THE BOUNDARY OF LOT #1 OF THIS SUBDIVISION SURVEY BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
 COMMENCING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 04; THENCE S.04°47'52"E., ALONG THE QUARTER-QUARTER SECTION LINE FOR A DISTANCE OF 202.24 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF KAYLOR BRIDGE ROAD AT STATION 12+15.89, 30 FEET LEFT, (SAID ROAD DESCRIBED IN RIGHT-OF-WAY CONVEYANCE DEED FILED IN BOOK 391, PAGE 911\*), AND SAID POINT BEING THE POINT OF "BEGINNING" FOR THIS SUBDIVISION BOUNDARY DESCRIPTION; THENCE CONTINUING S.04°47'52"E ALONG THE QUARTER-QUARTER SECTION LINE FOR A DISTANCE OF 553.57 FEET TO A POINT FROM WHICH AN IRON ROD SET IN A NORTH-SOUTH FENCE BEARS N.72°37'00"E., 13.85 FEET; THENCE DEPARTING SAID QTR-QTR LINE S.76°49'00"W., FOR A DISTANCE OF 288.28 FEET TO A SET IRON ROD; THENCE S.89°24'00"W., FOR A DISTANCE OF 272.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID KAYLOR BRIDGE ROAD AT STATION 20+16.02, 30 FEET LEFT, (FROM SAID POINT AN IRON ROD SET IN THE ROAD FENCE BEARS S.89°24'00"W., 13.95 FEET); THENCE FROM SAID POINT NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON THE FOLLOWING TWO COURSES; ON A CURVE TO THE LEFT HAVING A CHORD OF N.40°13'28"E, 54.63 FEET, A RADIUS OF 1,530.00 FEET, AND AN ARC LENGTH OF 54.64 FEET TO P.C. STATION 19+62.45, 30 FEET LEFT; THENCE N.39°12'05"E, FOR A DISTANCE OF 746.56 FEET TO THE POINT OF "BEGINNING", CONTAINING 3.73 ACRES, MORE OR LESS, AND BEING SUBJECT TO OR HAVING THE BENEFIT OF EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD. (BEARINGS ARE RELATIVE TO THE RIGHT-OF-WAY OF KAYLOR BRIDGE ROAD AS PER THE "CONVEYANCE OF RIGHT-OF-WAY" DOCUMENT FILED IN BOOK 391, PAGE 911\*, SAME BEING PREPARED FROM THE SURVEY OF SAID KAYLOR BRIDGE ROAD CONDUCTED FOR COLE COUNTY BY L. V. BRICKEY, PLS #1188.)  
 \* = ALL "BOOK & PAGE" REFERENCES ARE TO THE COLE COUNTY RECORDS.)

**SURVEYOR'S CERTIFICATE:** THIS IS A RESULT OF MY PROPERTY DIVISION SURVEY, WHICH WAS PREPARED UNDER MY DIRECT SUPERVISION DURING JULY OF 2013, WHICH I CERTIFY TO BE TRUE AND CORRECT, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR SUBURBAN PROPERTY BOUNDARY SURVEYS".

*Ronald E. Kliethermes*  
 RONALD E. KLIETHERMES  
 MO. PLS #2109  
 DATE: July 30, 2013



**OWNERS' CERTIFICATE:** KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING THE OWNERS OF THE SUBJECT 'SUBDIVISION' AS DESCRIBED IN THE FOREGOING DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED FROM OUR REMAINING PROPERTY, AND DESIGNATED AS LOT #1 AS DESCRIBED, DEPICTED AND TRULY SET FORTH ON THIS PLAT. ALL TAXES DUE AND PAYABLE AGAINST SAID LOT #1 AND THE REMAINING PROPERTY ARE PAID IN FULL.  
 IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS OF SAID PROPERTY HAVE HEREUNTO SET THEIR HANDS ON THIS 27th DAY OF August, 2013.

*Leroy Knernschild*  
 LEROY KNERNSCHIELD  
*Deloris Knernschild*  
 DELORIS KNERNSCHIELD

STATE OF MISSOURI } s.s.  
 COUNTY OF Cole }

BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED OWNERS WHO EXECUTED THE FOREGOING INSTRUMENT ON THE DATE WRITTEN ABOVE, AND ACKNOWLEDGED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DATE ABOVE WRITTEN.

*Cheryl Davis*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 10/05/2014

CHERYL DAVIS  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 County of Callaway  
 My Commission Expires 10/5/2014  
 Commission # 10438086

**COLE COUNTY PLANNING COMMISSION:** WE THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE 15 DAY OF August, 2013.

*Michelle Gerstner*  
 MICHELLE GERSTNER, CHAIRMAN

*Larry Benz*  
 LARRY BENZ, P.E., DIRECTOR

COLE COUNTY RECORDER OF DEEDS:  
 DOCUMENT NO.: 201311028  
 STATE OF MISSOURI } s.s.  
 COUNTY OF COLE }  
 FILED FOR RECORD THIS 11 DAY OF Sept., 2013 AT 1 O'CLOCK AND 46:02 MINUTES P.M., RECORDED IN PLAT BOOK 12, PAGE 759.  
 LARRY D. RADEMAN, RECORDER  
 DEPUTY

TITLE: PLAT OF "KNERNSCHIELD ACRES"			
OWNER/CLIENTS: LEROY AND DELORIS KNERNSCHIELD 525 KAYLOR BRIDGE ROAD CENTERTOWN, MO 65023			
DRAWN ARB	SURVEYED REK/DJ	PROJECT 104-454	DATE 07-23-13
 <b>MECO ENGINEERING COMPANY, INC.</b> ENGINEERS • SURVEYORS 2701 INDUSTRIAL DRIVE JEFFERSON CITY, MISSOURI 65109 (573) 893-5558			
MO. PROF. LAND SURVEY CORP. LIC. #000186			

COPY

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EXTRA MEAS. for M&D (?)