"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 KNERSCHIOLD, HAW.
B. CURRENT DEED: DEED BOOK 281, PAGE 109 OF THE COLE COUNTY RECORDS.
C. BASIS FOR BEARINGS: THE C1997 RIGHT-OF-WAY SURVEY OF KAYLOR BRIDGE ROAD CONDUCTED BY L.V. BRIDGES, PLS #1168, CMPS CO. RD. SURVEY PROJECT #6-118.
D. COLE COUNTY LAND USE DESIGNATION: "RURAL/LOW DENSITY RESIDENTIAL."
E. UTILITIES PROVIDERS: S.A.S. SEWER = INDIVIDUAL, WATER = PRIVATE WELL, ELECTRIC = THREE RIVERS ELECTRIC.
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 ACCURACY SHOWN HEREON "WITH REGARD TO THE BOUNDARIES, Bearings AND DISTANCES IS GIVEN FOR MATHEMATICAL CONSIDERATION ONLY. THE ACTUAL ACCURACY OF THE MEASUREMENTS MEETS THE CURRENT REQUIREMENTS OF THE MISSOURI MAPPING STANDARDS."
I. THE PROFESSIONAL SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OR RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EXCLUSIONS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. CLIENT HAS NOT PROVIDED UP-TO-DATE TITLE SEARCH INFORMATION TO THE SURVEYOR.
J. OTHER DOCUMENTS OF RECORD OR NOT OF RECORD MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL.

PROPERTY INFORMATION:
LOT #1

3.73 AC.

APPROX. 0.98 OF A MILE NORTH OF HWY BB.

BOUNDARY DESCRIPTION:
ALL OF LOT #1 AS SHOWN HEREON, BEING THE NORTHEASTLY PART OF A TRACT OF LAND CONVEYED TO LEROY & DELORIS KNERSCHIOLD PER DEED FILED IN BOOK 281, PAGE 120 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:

M.O. TO COMMENCE AT AN IRON ROD FOUND AT THE NORTH EASTERLY CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 04, THENCE 0.047°E, 30 FEET west, TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF KAYLOR BRIDGE ROAD AT STATION 12+15.86, 30 FEET LEFT, (SAID ROAD DESCRIBED IN RIGHT-OF-WAY CONVEYANCE DEED FILED IN BOOK 281, PAGE 111), AND SAID POINT BEING THE POINT OF BEGINNING FOR THIS SUBDIVISION BOUNDARY DESCRIPTION; THENCE CONTINUING 0.047°E ALONG THE EASTERN RIGHT-OF-WAY LINE FOR A DISTANCE OF 503.15 FEET TO A POINT FROM WHICH AN IRON ROD SET IN A NORTH-SOUTH FENCE BART N37°27'30"E, 13.85 FEET; THENCE DEPARTING S6°47'56"W TO A DISTANCE OF 286.28 FEET TO A SET IRON ROD; THEREWHERE S8°40'35"W, FOR A DISTANCE OF 286.28 FEET TO A POINT ON THE EASTERN 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 BARS S8°40'35"W, 13.85 FEET, THENCE FROM SAID POINT NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 503.15 FEET, TO A CURVE ON THE EASTERN RIGHT-OF-WAY LINE OF SAID KAYLOR BRIDGE ROAD 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. (BEARING AND RELATIVE TO THE RIGHT-OF-WAY OF KAYLOR BRIDGE ROAD AS PER THE "CONVEYANCE OF RIGHT-OF-WAY" DOCUMENT FILED IN BOOK 281, PAGE 111, SAME BEING PREPARED FROM THE SURVEY OF SAID KAYLOR BRIDGE ROAD CONDUCTED FOR COLE COUNTY BY L.V. BRIDGES, PLS #1168.)

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

RONALD E. KUEHNE
Surveyor

DATE:
July 10, 2013

OWNERS' CERTIFICATE:
KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERIGNED OWNERS, BEING THE OWNERS OF THE SUBDIVISION AS DESCRIBED IN THE SUBDIVISION DESCRIPTIVE PARAGRAPHS OF THIS DOCUMENT, HAVE DETERMINED THAT THIS TRACT TO BE SURVEYED AND SUBDIVIDED FROM OUR REMAINING PROPERTY, AND DESIGNATED AS LOT #1 AS DESCRIBED HEREFORTH AND TRUELY SET FORTH ON THIS PLAT, ALL TAXES DUE AND NOT PAID OR TAXED AS TO BE ON THIS PROPERTY, AND THE REMAINING PROPERTY ARE PAID IN FULL.

CHERYL DAVIES

NOTARY PUBLIC

MY COMMISSION EXPIRES:
03/03/2019

COLE COUNTY PLANNING COMMISSION:

LARRY D. RADDEN, RECORDER

COLE COUNTY RECORDER OF DEEDS:
DOCUMENT NO: 2019 10 06 0006
STATE OF MISSOURI
COUNTY OF COLE
FILED FOR RECORD THIS 13TH DAY OF AUGUST, 2019.
LARRY D. RADDEN, RECORDER

TRANSMITTED TO:

LEROY & DELORIS KNERSCHEILD
525 KAYLOR BRIDGE ROAD
CENTERTOWN, MO 65233

MEOO ENGINEERING COMPANY INC.
ENGINEERS & SURVEYS
12711 INDUSTRIAL DR
JESSOPP, CT 61050

MO. NO. LAND SURVEY CORP. LIC. #001186

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