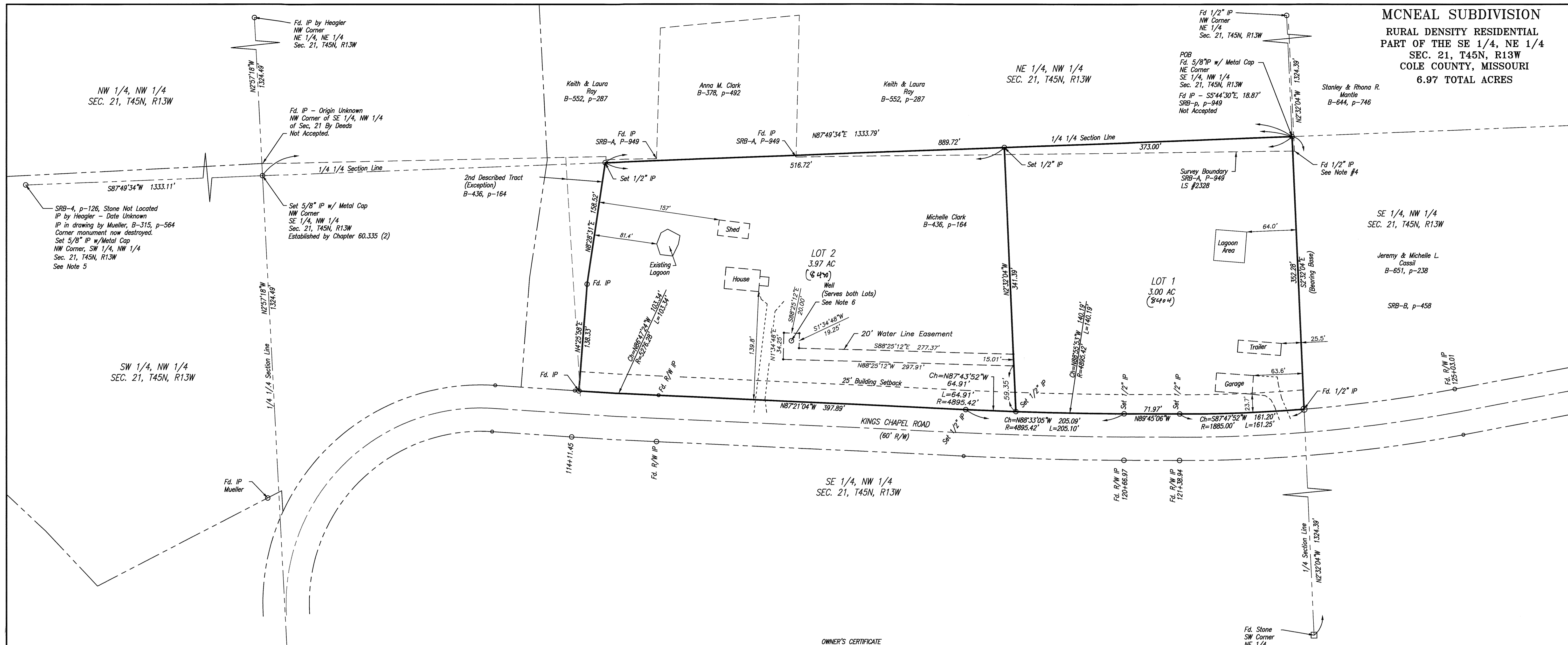


**MCNEAL SUBDIVISION**  
**RURAL DENSITY RESIDENTIAL**  
**PART OF THE SE 1/4, NE 1/4**  
**SEC. 21, T45N, R13W**  
**COLE COUNTY, MISSOURI**  
**6.97 TOTAL ACRES**



**PROPERTY BOUNDARY DESCRIPTION**

Part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 45 North, Range 13 West, Cole County, Missouri, more particularly described as follows:

**BEGINNING** at the northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 21; thence S2°32'04"E, along the Quarter Section Line, 352.28 feet to the northerly right-of-way line of KINGS CHAPEL ROAD; thence westerly, along the northerly line of said right-of-way the following courses: on a curve to the right having a radius of 1885.00 feet, an arc distance of 161.25 feet, (Ch=S87°47'52"W, 161.20 feet); thence N89°45'06"W, 71.97 feet; thence on a curve to the right having a radius of 4895.42 feet, an arc distance of 205.10 feet, (Ch=N88°33'05"W, 205.09 feet); thence N87°21'04"W, 397.89 feet; thence on a curve to the right having a radius of 5276.28, an arc distance of 103.34 feet, (Ch=N86°47'24"W, 103.34 feet) to the easterly line of the second described tract of land (Exception) in Book 436, Cole County Recorder's Office; thence N4°25'58"E, along the easterly line of said second described tract, 138.33 feet; thence N8°28'31"E, along the easterly line of said second described tract, 158.52 feet to a point on northerly line of the Southeast Quarter of the Northwest Quarter of said Section 21; thence N87°49'34"E, along the Quarter Quarter Section Line, 889.72 feet to the point of beginning. Containing 6.97 acres.

**NOTES:**

- Bearing Base: West line of SRB-B, page 458, Cole County Recorder's Office.
- Parent Tract: Michelle Clark (McNeal), Book 436, page 164, Cole County Recorder's Office.
- This survey represents a property boundary survey. Except as specifically shown or stated on this plat, this survey does not reflect any of the following which may be applicable to the subject property: easements, building setback lines, restrictive covenants, land use regulations, or any other facts which an accurate and current title search may disclose.
- The iron pin at this location was restored by PLS #2328 (Ward) based on an unrecorded survey by Dexter Stogel dated August 11, 1989, who showed it as found. I talked to Alan Ward about the monument and he said that he did not find the iron pin in 2007 and reset it based on Stogel's survey. The iron pin is believed to originate from survey work by Spencer Thomas in April, 1976. However, there is no indication that the stone located at the center of the section was considered in placement of this monument, since the location of this monument is significantly south of the midpoint location between the center of section stone and the north quarter corner monument. The iron pin at the north quarter corner of the section is located at the midpoint between the northeast and northwest section corners. Therefore I have set the 1/16th corner per statute (Ch. 60, Section 60.335(1) at the location shown on this survey and have not accepted the existing iron pin.
- The Northwest Corner of the Southwest Quarter of Section 21 was monumented with a stone at the calculated midpoint by Fowler in 1894, SRB-4, page 126. At some point, date unknown, Heagler monumented the corner with an iron rod at what appears to be a proportioned distance from SRB-4, page 126 information. The monument is reference in a drawing by Mueller shown in a deed of record in Book 315, page 564. The area has been cleared over time and the monument was not found as part of this survey. Corner was restored with a 5/8" iron rod with metal cap.
- The water line easement is based on the client's brother marking the location of the water line.

**OWNER'S CERTIFICATE**

Know all men by these presents, that We, the undersigned, being the owners of the tract of land described in the foregoing property description, have caused said tract to be surveyed and subdivided into 2 Lots and the sizes thereof are fully and truly set forth. The water line easement shown on Lot 2 is dedicated to all future owners of Lot 1. This plat shall be known as MCNEAL SUBDIVISION.

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

In Witness whereof, the undersigned owners of said tract has hereunto set their hands and seals this 16th day of July, 2018.

*Michelle Clark McNeal*  
 Michelle Clark McNeal

*Russell McNeal*  
 Russell McNeal

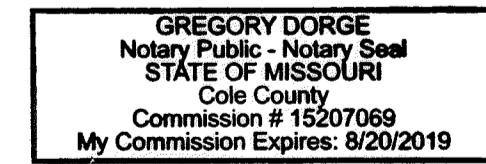
State of Missouri }  
 County of Cole } ss

On this 16th day of July, 2018, before me did personally appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this 16th day of July, 2018.

My Commission Expires: August 20, 2019

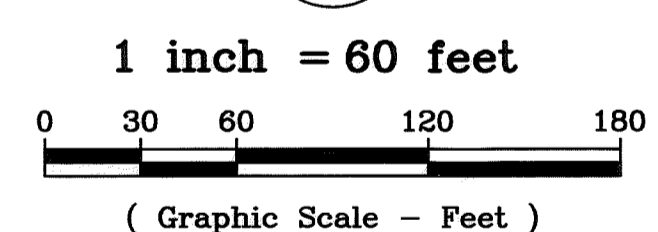
*Gregory Dorge*  
 Gregory Dorge  
 Notary Public, Cole County



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

*Michelle Gerstner*  
 Michelle Gerstner  
 Planning Commission Chairman

*Larry J. Gatz*  
 Larry J. Gatz, P.E., Director  
 Cole County Public Works



**COPY**

Document No. 201806496

STATE OF MISSOURI }  
 COUNTY OF COLE } ss

Filed for record 16 day of July, 2018,  
 at 10 o'clock and 32 Minutes, A.M.,  
 recorded in Book 12, Page 587.

Ralph C. Bray, Jr., Recorder  
 Deputy

**SURVEYOR'S CERTIFICATE**

This is to certify that at the request of Michelle McNeal a survey and subdivision of the property shown was made under my personal direction and the results are represented on this plat. This survey was performed in accordance with the current requirements of the Missouri Minimum Standards for a Rural Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 12th day of July, 2018.



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

TITLE <b>MCNEAL SUBDIVISION</b>			
FOR <b>MICHELLE MCNEAL</b>			
DATE JULY 12, 2018	DRN. BY K.B.	SCALE 1" = 60'	BOOK
REV. DATE	CHKD. BY	SHEET 1 OF 1	JOB NO. 18-048

**NOTES:**  
 LAND USE - Rural Density Residential  
 TELEPHONE - Centurylink  
 SEWER - Lagoon  
 ELECTRIC - Three Rivers Electric  
 WATER - Well

**BUILDING LIMIT LINES (FROM PROPERTY LINE)**  
 FRONT = 25 FEET  
 SIDE AND REAR = 10 FEET

THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COUNTY OF COLE, MISSOURI COMMUNITY PANEL NUMBER 2905100040E EFFECTIVE DATE NOVEMBER 2, 2012.

**LOCATION MAP**

