

RAIL HAVEN ESTATES - IV

Being a 24.87 acre Rural Residential Subdivision of the SE 1/4 of the SE 1/4, Sec. 23, T44N, R12W and Replat of Lot 25, Rail Haven Estates - II, in the SW 1/4, SW 1/4, Sec. 24, T44N, R12W, all in Cole County, Missouri

BOUNDARY DESCRIPTION

All of Lot 25 of Rail Haven Estates - II, being a subdivision of record in Book 11, page 301, Cole County Recorder's Office, said Lot 25 being a part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 44 North, Range 12 West, Also part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 44 North, Range 12 West, all in Cole County, Missouri, more particularly described as follows:

BEGINNING at a stone marking the corner of Sections 23, 24, 25 and 26, Township 44 North, Range 12 West, being the southwest corner of Lot 25 of the aforesaid Rail Haven Estates - II; thence S83°07'07"W, along the south line of said Section 23, 635.0 feet to a fence corner; thence northerly, along the fence line, the following courses: N9°58'15"W, 379.00 feet; thence N8°15'54"W, 130.00 feet; thence N5°20'34"W, 120.00 feet; thence N3°28'47"W, 85.00 feet; thence N1°46'58"E, 220.00 feet; thence N3°58'13"E, 180.00 feet; thence N4°41'56"W, along and leaving the aforesaid fence line, on the northerly extension thereof, 236.43 feet to a point on the north line of the Southeast Quarter of the Southeast Quarter of said Section 23; thence N83°50'03"E, along the Quarter-Quarter Section Line, 593.00 feet to the northwest corner of the Southwest Quarter of the Southwest Quarter of the aforesaid Section 24; being the northwest corner of the aforesaid Rail Haven Estates - II; thence S6°04'41"E, along the Section Line, being the west boundary of said Rail Haven Estates - II, 540.82 feet to the most northerly corner of the aforesaid Lot 25 of Rail Haven Estates - II, being common to the southwesterly corner of Lot 24 thereof; thence along the boundary of said Lot 25 of Rail Haven Estates - II, the following courses: S63°17'58"E, along the southwesterly boundary of said Lot 24 of Rail Haven Estates - II, 459.51 feet to the most southerly corner thereof, being a point on the westerly line of the 60 foot wide public road right-of-way known as Foxfire Lane; thence southwesterly, along said Foxfire Lane right-of-way line, on a curve to the left, having a radius of 390.88 feet, an arc distance of 223.72 feet (the chord of said curve being S10°18'15"W, 220.67 feet); thence S6°05'33"E, along said Foxfire Lane right-of-way line, 327.85 feet to a point on the south line of the aforesaid Section 24, Township 44 North, Range 12 West, being common to the north boundary of Lot 34 of Rail Haven Estates - III, being a subdivision of record in Plat Book 11, page 652, Cole County Recorder's Office; thence S82°37'50"W, along the Section Line, 324.26 feet to the POINT OF BEGINNING. Containing in all 24.87 acres.

OWNER'S CERTIFICATE

Know all men by these presents that Mark D. Winton and Sharon L. Winton, being the owners of Lot 25 of Rail Haven Estates - II, being a subdivision of record in Plat Book 11, page 301, Cole County Recorder's Office, have caused said lot to be resurveyed and subdivided into Lots to be known as 25-A and 25-B, Rail Haven Estates - IV and on this plat the sizes of said Lots are fully and truly set forth, and the undersigned do hereby designate all of said Lot 25-B a Non-Buildable Lot, except for the installation of Public General Utilities, Drainage Control and the Private use for Ingress / Egress between Foxfire Lane and Lot 35 as shown hereon. The undersigned do hereby dedicate to the public, for public use forever, those easements shown within the boundaries of Lots 25-A and 25-B as shown on this plat.

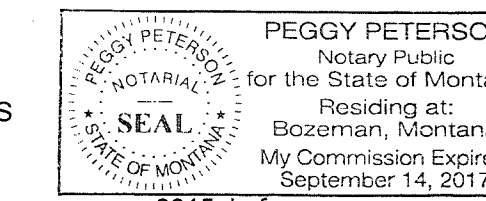
All Taxes due and payable against said Lot 25 of Rail Haven Estates - II have been paid in full.

In Witness whereof, the undersigned owners of said Lot 25 of Rail Haven Estates - II have hereunto set their hand and signature this 5 day of Nov, 2015.

Mark D. Winton

Sharon L. Winton
Sharon L. Winton

STATE OF Montana }
COUNTY OF Gallatin } SS



STATE OF MISSOURI }
COUNTY OF COLE } SS

On this 6 day of Nov, 2015, before me personally did appear Mark D. Winton, being the above signed owner, known by me to be the person described in the foregoing instrument and acknowledge that he has executed the same as his free act and deed.

On this 12 day of Nov, 2015, before me personally did appear Sharon L. Winton, being the above signed owner, known by me to be the person described in the foregoing instrument and acknowledge that she has executed the same as her free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal the day and year above written.

In Witness whereof, I have hereunto set my hand and affixed my seal the day and year above written.

My commission expires Sept 14 2017
Ralph C. Bray, Notary Public

My commission expires 8-12-19
Notary public



1 inch = 100 feet



(Graphic Scale - Feet)

Set 1/2" I.P. at all Lot Corners unless otherwise shown.

BASIS OF BEARINGS: The Northeastly boundary of Lot 25 of Rail Haven Estates - III, P.B. 11, p.301, Cole County Recorder's Office.

RECORD SOURCE: Deeds of record in Book 323, page 896 and Book 517, page 764, Cole County Recorder's Office.

Most of Lot 25-B and part of Lots 25-A and 36 of this Subdivision lie within Zone A, being an area determined to be within the Special Flood Hazard and is subject to flooding by the 1% annual chance flood as shown by the Flood Insurance Rate Maps, Cole County Missouri, Map Numbers 29051C0115E and 29051C0120E, effective date: November 2, 2012

We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 5 day of Sept, 2015.

Michelle Goretter, Planning Commission Chairman - Vice Chairwoman
Shannon Kliehernes, Senior Planner
Dick Pearson

SURVEYOR'S CERTIFICATE

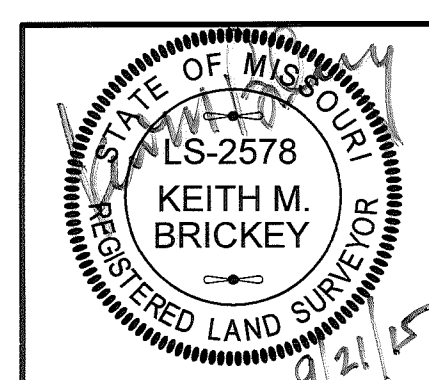
This is to certify that at the request of Chad Stockman (buyer), on behalf of Mark D. and Sharon L. Winton and Henry F. and Velma T. Jacobs (owners), a Property Boundary Survey and Subdivision, was made under my personal direction regarding those properties shown and described on this plat. This survey was executed in accordance with the current Missouri Minimum Standards for a Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 21st day of September, 2015.

Notes: The Lots in this Subdivision conform to the requirements for RURAL RESIDENTIAL as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County, Missouri.

BUILDING LIMIT LINES: No buildings shall be erected closer than 10 feet to side and rear property lines unless otherwise noted hereon.

WATER SUPPLY - Private
SANITARY SEWER - Individual Treatment
ELECTRICAL POWER - Union Electric and/or Three Rivers Electric
TELEPHONE - CenturyLink
LAND USE: Residential



Keith M. Brickey
No. PLS #2578
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #000355

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: RAIL HAVEN ESTATES - IV
5922 FOXFIRE LANE & 6323 SCRUGGS STATION ROAD

FOR: Chad Stockman

DATE: Sept. 21, 2015	DRN. BY: DCS	SCALE: 1"=100'	BOOK: GPS05082015-RK
REV. DATE:	CRD. BY: JBR	SHEET: 1 OF 1	JOB NO: 85-282

