

SCHMUTZLER'S SUBDIVISION

LOW DENSITY RESIDENTIAL
5.05 ACRES

PROPERTY BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter of Section 6, Township 42 North, Range 11 West, Cole County, Missouri and part of Lot No. 1 of BRIDGE-VU SUBDIVISION per plat of record in Plat Book 11, page 180, Cole County Recorder's Office, being more particularly described as follows:

BEGINNING at the northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 6; thence S3°37'56"E, along the Quarter Section Line, 519.51 feet to the northerly right-of-way line of Osage Bend Road; thence westerly along the northerly right-of-way line of Osage Bend Road on a curve to the left having a radius of 316.48 feet, an arc distance of 234.73 feet (Ch=N86°53'00"W, 229.39 feet) to the southeasterly corner of the property described in Book 498, page 906, Cole County Recorder's Office; thence N22°48'25"W, along the easterly line of said property described in Book 498, page 906, 296.42 feet; thence N85°48'46"W, along the northerly line of said property described in Book 498, page 906, 424.88 feet to the northwesterly corner thereof; thence N3°38'09"W, along the westerly boundary of the property described in Book 513, page 665, Cole County Recorder's Office, 145.08 feet to the northerly line of the Northeast Quarter of the Southwest Quarter of said Section 6; thence N85°37'23"E, along the Quarter Section Line, 746.16 feet to the point of beginning. Containing 5.05 acres.

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned, being the owners of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into a Lot & Reserve Tract, and on this plat, the lot numbers and size are fully and truly set forth. This subdivision shall be known as "SCHMUTZLER'S SUBDIVISION".

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

In Witness whereof, the undersigned owners of said tract have hereunto set their hand and seal this 15th day of JANUARY, 2013.

Theodore P. VanLoo
Theodore P. VanLoo

Kelly M. VanLoo
Kelly M. VanLoo

STATE OF Missouri }
COUNTY OF Cole } ss

On this 15th day of JANUARY, 2013, before me personally did 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 day 15th of JANUARY, 2013.

My Commission Expires: August 20, 2015

Gregory Dorge
Notary Public,

GREGORY DORGE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 11207069
My Commission Expires: 08/20/2015

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 11 day of December, 2012.

Michelle Gerstner
Michelle Gerstner,
Planning Commission Chairman

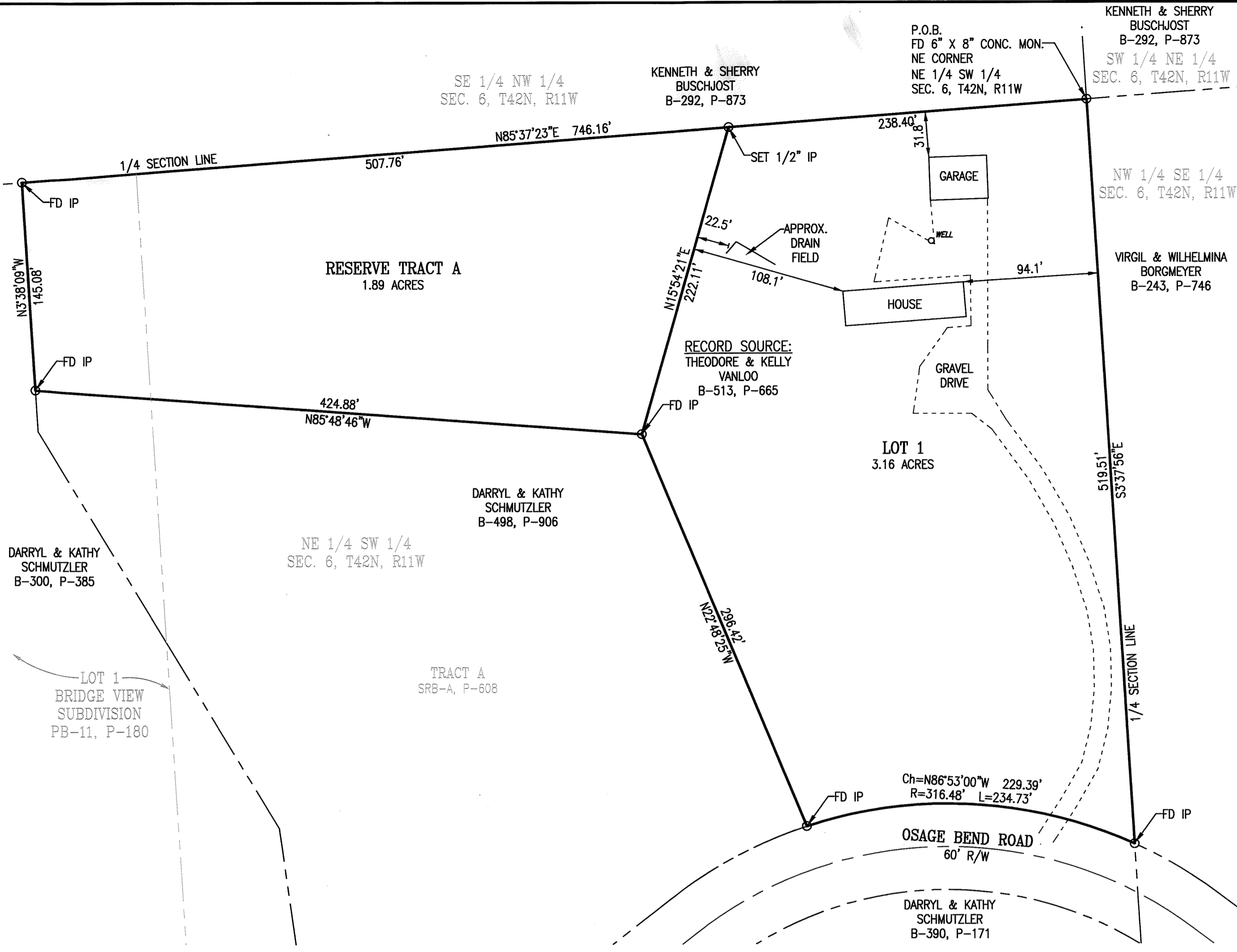
Larry J. Benz
Larry J. Benz, P.E., Director

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Kelly VanLoo, a Property Boundary Survey was made under my personal direction regarding the property shown and described on this plat and that the results are represented correctly. This survey was executed in accordance with the current Missouri Minimum Standards for an Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 15th day of January, 2013.

COPY



NOTES:

- LAND USE - LOW DENSITY
- SEWER - PRIVATE
- ELECTRIC - THREE RIVERS
- WATER - PRIVATE
- TELEPHONE - CENTURYLINK

THE LOT IN THIS SUBDIVISION CONFORMS TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.

THE FRONT SET BACK LINES SHALL BE 25 FEET FROM THE PROPERTY LINE THE SIDE AND REAR SET BACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.

SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.

BEARING BASE: SURVEY RECORDED IN SURVEY RECORD BOOK A, PAGE 608, COLE COUNTY RECORDER'S OFFICE.

THIS PROPERTY IS IN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0245E, EFFECTIVE DATE: NOVEMBER 2, 2012.

RESERVE TRACT A IS NOT AN INDIVIDUAL BUILDING LOT AND IS INTENDED TO BE TRANSFERRED TO THE OWNERS OF THE PROPERTY DESCRIBED IN BOOK 498, PAGE 906, COLE COUNTY RECORDER'S OFFICE.



1 inch = 60 feet



(Graphic Scale - Feet)

Document No. 201301443

STATE OF MISSOURI }
COUNTY OF COLE } ss
Filed for record 6 day of February, 2013.
at 8 O'clock and 54:34 Minutes A.-M.,
recorded in Book 12, Page 746.
Larry D. Rademan, Recorder

_____, Deputy

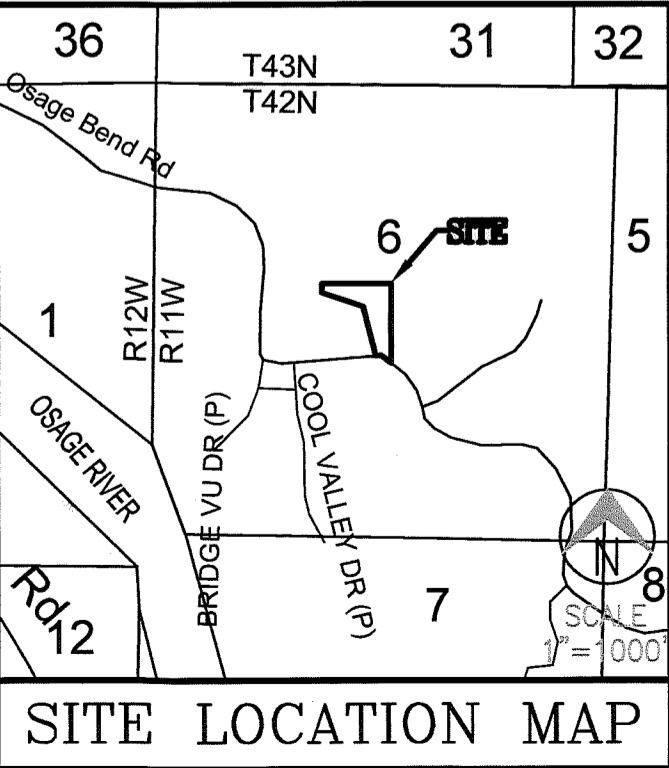
J. Brian Rockwell, MO. PLS #2524
CENTRAL MISSOURI
PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000355

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

TITLE **SCHMUTZLER'S SUBDIVISION**
1429 OSAGE BEND ROAD, JEFFERSON CITY, MO

FOR **THEODORE & KELLY VANLOO**

DATE 01/2013	DRN. BY J.B.R.	SCALE 1" = 60'	BOOK DC
REV.	CKD. BY	SHEET 1 OF 1	JOB NO. 75-270



SITE LOCATION MAP

ccpw
50262