

SCHMUTZLER'S SUBDIVISION SECTION TWO

LOW DENSITY RESIDENTIAL

2.52 ACRES

NW 1/4 SE 1/4
SEC. 6, T42N, R11W

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 southwesterly corner of Lot 1 of Schmutzler's Subdivision, as recorded in Plat Book 12, page 746, Cole County Recorder's Office, being a point on the northerly right-of-way line of Osage Bend Road; thence along the southerly line of the property described in Book 498, page 906, Cole County Recorder's Office, being the northerly right-of-way line of Osage Bend Road the following courses: westerly, on a curve to the left having a radius of 316.48 feet, an arc distance of 109.73 feet (Ch=S61°56'11"W, 109.18 feet); thence S52°00'13"W, 147.28 feet; thence southwesterly on a curve to the right having a radius of 256.48 feet, an arc distance of 7.28 feet (Ch=S52°49'00"W, 7.28 feet); thence leaving the southerly line of said property described in Book 498, page 906, being the northerly right-of-way line of Osage Bend Road, N28°27'18"W, 506.02 feet to a point on the northerly line of said property described in Book 498, page 906, being a point on the southerly line of the property described in Book 628, page 995, Cole County Recorder's Office; thence along the boundary of said property described in Book 498, page 906 the following courses: S85°48'46"E, along the southerly line of said property described in Book 628, page 995, 345.33 feet to the westerly line of said Lot 1 of Schmutzler's Subdivision; thence S22°48'25"E, along the westerly line of said Lot 1, 296.42 feet to the point of beginning. Containing 2.52 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, and on this plat, the lot numbers and size are fully and truly set forth. This subdivision shall be known as "SCHMUTZLER'S SUBDIVISION SECTION TWO".

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 10th day of JUNE, 2014.

Darryl Schmutzler
Darryl Schmutzler

Kathy Schmutzler
Kathy Schmutzler

STATE OF Missouri }
COUNTY OF Cole } ss

On this 10th day of JUNE, 2014, 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 10th of JUNE, 2014.

My Commission Expires: August 20, 2015

Gregory Dorse
Notary Public,

GREGORY DORSE
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 13 day of May, 2014.

Michelle Gerstner
Michelle Gerstner,
Planning Commission Chairman

Larry J. Benz
Larry J. Benz, P.E.,
Director of Public Works

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Darryl Schmutzler, 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 9th day of June, 2014.

Document No. 201406181

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 9 day of July, 2014.

at 12 o'clock and 03:29 Minutes P. M.,

recorded in Book 12, Page 783.

Larry D. Rademan, Recorder

COPY

, Deputy

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

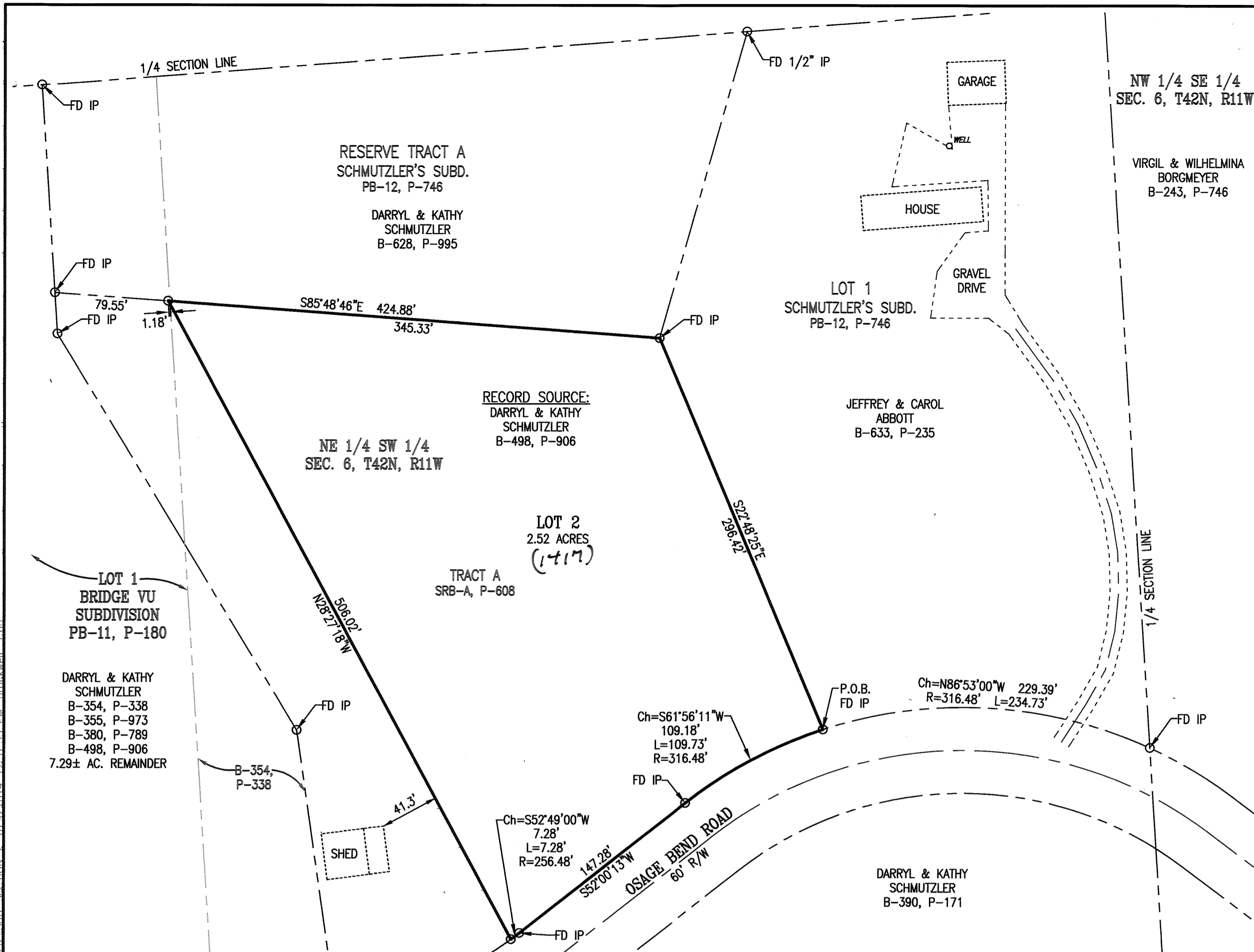
Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101 Phone (573) 634-3455
FAX (573) 634-8898

TITLE **SCHMUTZLER'S SUBDIVISION SECTION TWO**
1329 OSAGE BEND ROAD, JEFFERSON CITY, MO

FOR **DARRYL & KATHY SCHMUTZLER**

DATE 06/09/2014	DRN. BY J.B.R.	SCALE 1" = 60'	BOOK DC
REV.	CKD. BY	SHEET 1 OF 1	JOB NO. 75-270

S 0 2 6 5



NOTES:

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

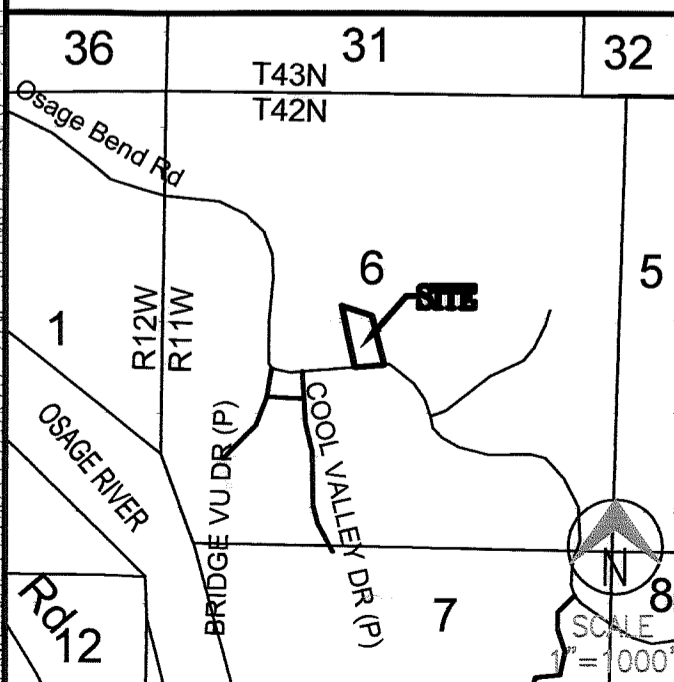
THE LOT IN THIS SUBDIVISION CONFORMS TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.

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.



SITE LOCATION MAP

L:\B\Rockwell\1970,1975,75-270-SCHMUTZLER-SUB-SECTION-2-6/9/2014-12:37:55-PM-hrockwell-1-60