

"STEPHANIE ACRES"
RESIDENTIAL / LOW DENSITY
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 11 WEST

SUBDIVISION DESCRIPTION:

"COMMENCING" AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 11 WEST, (A 5/8-INCH IRON ROD WITH ALUMINUM CAP); THENCE ALONG THE WESTERN LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER ON A BEARING OF N01°52'27"E, FOR A DISTANCE OF 20.02 FEET TO POINT AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 327, PAGE 755 OF THE COLE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 327, PAGE 755 ON A BEARING OF N89°06'53"E, FOR A DISTANCE OF 26.81 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER THEREOF AND THE POINT OF "BEGINNING" OF THIS SUBDIVISION DESCRIPTION; THENCE ALONG THE COMMON PROPERTY LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 327, PAGE 755 AND THE PROPERTY DESCRIBED IN DEED BOOK 643, PAGE 506 ON A BEARING OF N03°08'19"E, FOR A DISTANCE OF 411.13 FEET TO AN IRON ROD; THENCE ALONG THE COMMON PROPERTY LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 327, PAGE 755 AND THE PROPERTY DESCRIBED IN DEED BOOK 643, PAGE 506 OF THE COLE COUNTY RECORDS, ON A BEARING OF S88°53'41"E FOR A DISTANCE OF 216.00 FEET TO AN IRON ROD; THENCE LEAVING SAID COMMON PROPERTY LINE ON A BEARING OF S03°08'19"W, FOR A DISTANCE OF 396.06 FEET TO AN IRON ROD SET ON SOUTHERN PROPERTY LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 643, PAGE 506; THENCE ALONG THE COMMON BOUNDARY LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 643, PAGE 506 AND THE PROPERTY DESCRIBED IN DEED BOOK 365, PAGE 748 OF THE COLE COUNTY RECORDS ON A BEARING OF S89°06'53"W, FOR A DISTANCE OF 216.53 FEET BACK TO THE POINT OF "BEGINNING".

THE ABOVE-DESCRIBED PROPERTY IS SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 11 WEST, OF THE 5TH P.M., BEING PART OF A TRACT CONVEYED TO V. & C. CARTER, TRUST, PER DEED RECORDED IN DEED BOOK 643, PAGE 506, FILED FOR RECORD IN THE COLE COUNTY RECORDER'S OFFICE AND IS SUBJECT TO OR HAVING THE BENEFIT OF ANY EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD AND CONTAINS 2.00 ACRES.

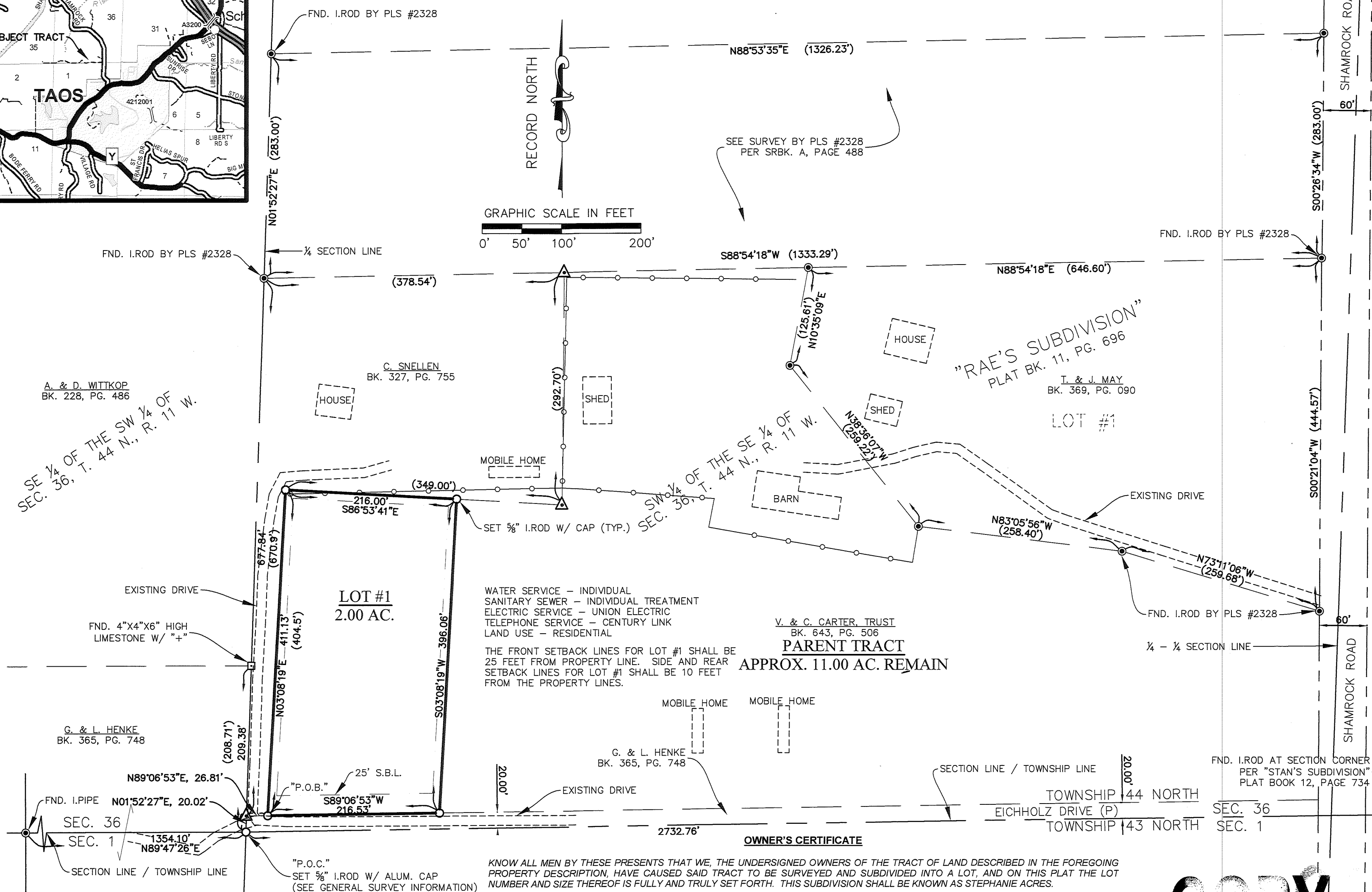
TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS ACROSS THE EXISTING ROADWAY, BEING SITUATED IN THE SOUTH 20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 11 WEST; SAID ROADWAY BEING KNOWN AS EICHHOLZ DRIVE, ALSO BEING PART OF A TRACT CONVEYED TO G. & L. HENKE PER DEED RECORDED IN DEED BOOK 365, PAGE 748 OF THE COLE COUNTY RECORDS.

SURVEYOR'S CERTIFICATE: THIS IS A RESULT OF MY SURVEY AS PREPARED UNDER MY DIRECT SUPERVISION DURING MARCH OF 2015 WHICH I CERTIFY TO BE TRUE AND CORRECT, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Timothy T. Hamburg
TIMOTHY T. HAMBURG
MO. PLS #2012000092
DATE: April 24, 2015

WE, THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THIS DAY OF April, 2015.

Michelle Gerstner
MICHELLE GERSTNER, CHAIRMAN
Larry J. Benz
LARRY J. BENZ, P.E., DIRECTOR



A. & D. WITKOP
BK. 228, PG. 486
SE 1/4 OF THE SW 1/4 OF
SEC. 36, T. 44 N., R. 11 W.

C. SNELLEN
BK. 327, PG. 755

"RAE'S SUBDIVISION"
PLAT BK. 11, PG. 696
I. & J. MAY
BK. 369, PG. 090

V. & C. CARTER, TRUST
BK. 643, PG. 506
PARENT TRACT
APPROX. 11.00 AC. REMAIN

WATER SERVICE - INDIVIDUAL
SANITARY SEWER - INDIVIDUAL TREATMENT
ELECTRIC SERVICE - UNION ELECTRIC
TELEPHONE SERVICE - CENTURY LINK
LAND USE - RESIDENTIAL

THE FRONT SETBACK LINES FOR LOT #1 SHALL BE 25 FEET FROM PROPERTY LINE, SIDE AND REAR SETBACK LINES FOR LOT #1 SHALL BE 10 FEET FROM THE PROPERTY LINES.

G. & L. HENKE
BK. 365, PG. 748

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO A LOT, AND ON THIS PLAT THE LOT NUMBER AND SIZE THEREOF IS FULLY AND TRULY SET FORTH. THIS SUBDIVISION SHALL BE KNOWN AS STEPHANIE ACRES.

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 HANDS AND SEALS THIS 7th DAY OF May, 2015.
VICTOR AND CAROL CARTER TRUST, U/T/A DATED MAY 16, 2014

Victor Carter
VICTOR CARTER, TRUSTEE
Carol Carter
CAROL CARTER, TRUSTEE

STATE OF MISSOURI)
COUNTY OF COLE) S.S.
ON THIS 7th DAY OF May, 2015, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED OWNERS, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME TO BE THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL THIS 7th DAY OF May, 2015.
MY COMMISSION EXPIRES: 10/05/2018
Cheryl Davis
CHERYL DAVIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Callaway
My Commission Expires 10/5/2018
Commission # 14439086

COPY

COLE COUNTY RECORDER OF DEEDS:
DOCUMENT NO.: 201504245
STATE OF MISSOURI)
COUNTY OF COLE) S.S.
FILED FOR RECORD THIS 11th DAY OF May, 2015, AT 10:00 O'CLOCK AND 25th MINUTES A.M., RECORDED IN BOOK 12, PAGE 509.
RALPH BRAY, RECORDER
DEPUTY

LEGEND

- FOUND STONE OR R/W MARKER
- FOUND IRON ROD AS NOTED
- SET 5/8" IRON ROD WITH CAP
- △ POINT
- () RECORD BEARING-DISTANCE
- EXISTING FENCE

TITLE:
"STEPHANIE ACRES"

CLIENT:
LOGAN RACKERS
3843 STATE ROAD AA
TEBBETTS, MO 65080

DRAWN	SURVEYED	PROJECT	DATE
TTH	TTH/BLJ/JPK	2015-021	04-06-15

MID-STATE LAND SURVEYING, L.L.C.
P.O. BOX 976
LINN, MISSOURI 65051
(573) 644-4701

MO. PROF. LAND SURVEY CORP.
LIC. #LS-2013001562

GENERAL SURVEY INFORMATION:

- A.) PARENT TRACT (CURRENT OWNERS DEED) = DEED TO V. & C. CARTER, TRUST: DEED BOOK 643, PAGE 506, FILED IN THE COLE COUNTY RECORDER'S OFFICE.
- B.) FEMA FLOOD HAZARD: NO PART OF THE SUBJECT TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD BOUNDARY AS SHOWN BY FEMA MAP PANEL NO. 29051C0164E, EFFECTIVE NOVEMBER 2, 2012.
- C.) PRIOR SURVEYS: "HENKE SUBDIVISION", PLAT BK. 11, PG. 867, "RAE'S SUBDIVISION", PLAT BK. 11, PG. 696, AND SURVEY BY PLS #2328, SURVEY BK. A, PG. 488.
- D.) REFERENCE BEARING: GRID NORTH BASED ON GPS OBSERVATION USING THE MODOT VRS NETWORK.
- E.) ACCURACY STANDARDS CLASSIFICATION: "SUBURBAN"
- F.) NOTE THAT THE DEGREE OF PRECISION SHOWN HEREON WITH REGARD TO THE BOUNDARIES, BEARINGS AND DISTANCES, IS GIVEN FOR MATHEMATICAL CLOSURE ONLY. THE ACTUAL ACCURACY OF THE MEASUREMENTS MEETS THE CURRENT REQUIREMENTS OF THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
- G.) THE PROFESSIONAL SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, 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, OTHER DOCUMENTS OF RECORD OR NOT OF RECORD MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL.
- H.) SOUTH QUARTER CORNER OF SECTION 36 WAS RE-ESTABLISHED BY INTERSECTING THE 1/4 LINE PREVIOUSLY ESTABLISHED BY PLS #2328 WITH THE SOUTH LINE OF SECTION 36 AS ESTABLISHED PER HENKE SUBDIVISION, PLAT BOOK 11, PAGE 867 OF THE COLE COUNTY RECORDS.