



1 inch = 100 feet



(Graphic Scale - Feet)

PROPERTY BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 25, Township 45 North, Range 13 West, Cole County, Missouri, more particularly described as follows:

From the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 25: then S86°53'00"W, along the Quarter Section Line, 942.26 feet to the northeast corner of the first described tract described in Book 237, Page 73, Cole County Recorder's Office: thence S05°00'00"E along said easterly line of said first described tract, 623.31 feet to the POINT OF BEGINNING for this description; thence N85°00'00"E, 150.00 feet; thence S05°00'00"E, 523.21 feet to the northerly right-of-way line of Elston Road; thence westerly, along the northerly line of said right-of-way, on a curve to the right having a radius of 394.41 feet, an arc distance of 30.35 feet, (Ch=N84°39'04"W, 30.34 feet); thence N82°26'49"W, along the northerly line of said right-of-way, 123.10 feet to a point on the easterly line of said first described tract in Book 237, page 73; thence N05°00'00"W, along the easterly line of said first described tract, 491.00 feet to the point of beginning. Containing 1.75 Acres.

INGRESS / EGRESS EASEMENT DESCRIPTION

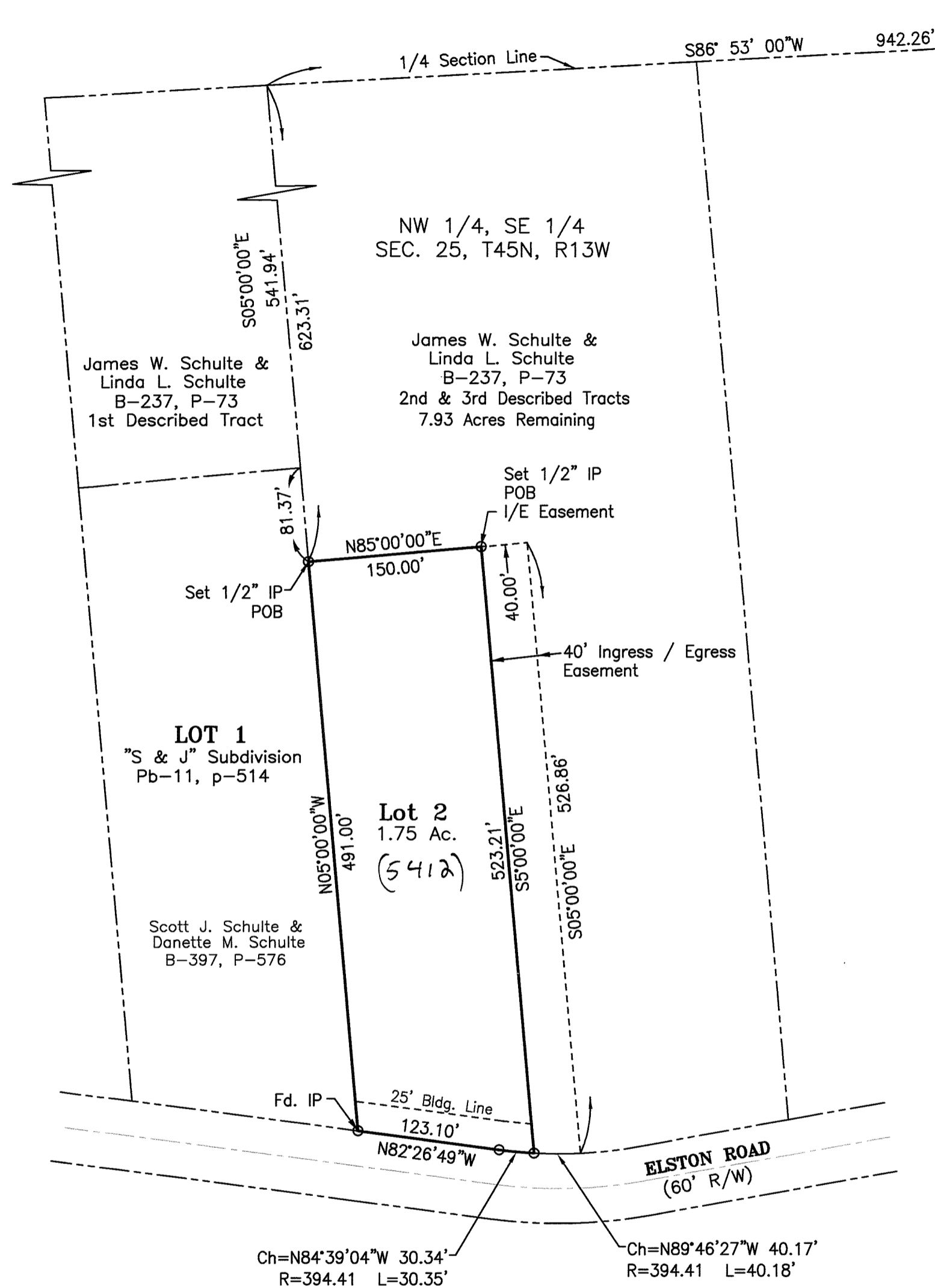
A 40 foot wide strip of land being part of the Northwest Quarter of the Southeast Quarter of Section 25, Township 45 North, Range 13 West, Cole County, Missouri, more particularly described as follows:

From the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 25: thence S86°53'00"W, along the Quarter Section Line, 942.26 feet to the northeast corner of the first described tract described in Book 237, Page 73, Cole County Recorder's Office: thence S05°00'00"E along said easterly line of said first described tract, 623.31 feet: thence N85°00'00"E, 150.00 feet to the POINT OF BEGINNING for this description; thence continuing N85°00'00"E, 40.00 feet; thence S05°00'00"E, 526.86 feet to the northerly right-of-way line of Elston Road; thence westerly, along the northerly line of said right-of-way, on a curve to the right having a radius of 394.41 feet, an arc distance of 40.18 feet, (Ch=N89°46'27"W, 40.17 feet); thence N05°00'00"W, 523.21 feet to the point of beginning.

NOTES:

- Bearing Base: Lot 1, "S & J" Subdivision, PB-11, p-514 Cole County Recorder's Office.
- Parent Tract: James W. Schulte & Linda L. Schulte, Book 237, page 73, Cole County Recorder's Office
- Set 1/2" iron rod at all Lot 2 corners unless otherwise shown.
- Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: Recorded or unrecorded easements, building setbacks, restrictions, zoning or any other land use regulations or any other facts which an accurate and current title search may disclose

**"S & J" SUBDIVISION
SECTION 2
RURAL DENSITY RESIDENTIAL
SEC. 25, T45N, R13W
COLE COUNTY, MISSOURI**



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 a Lot and the size thereof is fully and truly set forth. This plat shall be known as S & J Subdivision - Section 2.

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 21 day of June, 2016.

James W. Schulte
James W. Schulte

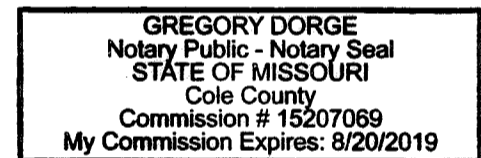
Linda L. Schulte
Linda L. Schulte

State of Missouri }
County of Cole } ss

On this 21st day of June, 2016, 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 21st day of June, 2016.

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 14 day of June, 2016.

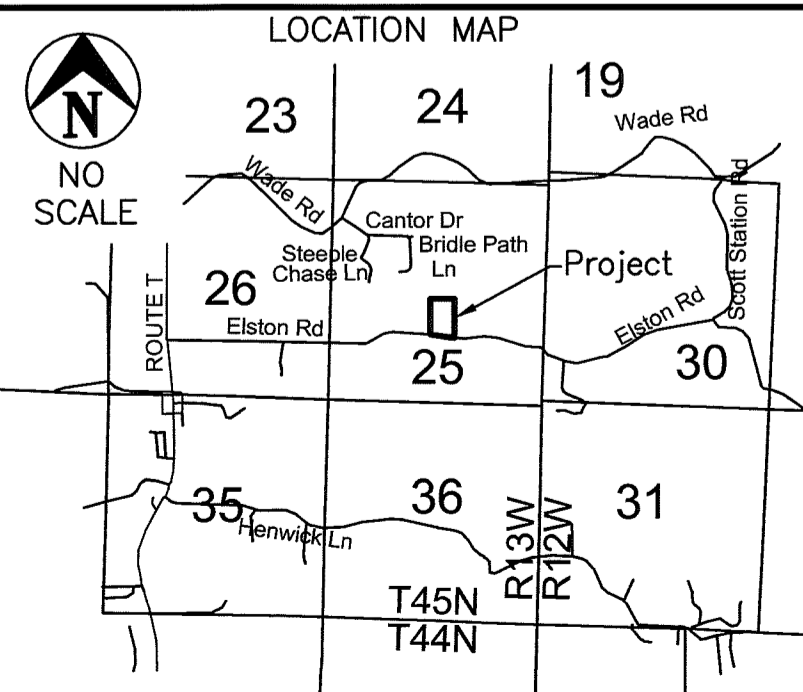
Michelle Gerstner
Michelle Gerstner
Planning Commission Chairman

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

SURVEYOR'S CERTIFICATE

This is to certify that at the request of James & Linda Schulte, a survey and subdivision was made under my personal direction, regarding the property shown and that the results of said survey are represented on this plat. This survey was performed in accordance with the current requirements of the Missouri Minimum Standards for a Suburban Property Boundary Survey.

In Witness whereof I have hereunto set my seal and signature this 21st day of June, 2016.



COPY

LAND USE - Rural Density Residential
 TELEPHONE - Centurylink
 SEWER - Individual
 ELECTRIC - Three Rivers Electric Co-Op
 WATER - Private Well

Building Limit Lines (from property line)
 Front = 25 Feet
 Side and Rear = 10 Feet

This property is in Zone "X" (area outside the 0.2% annual change floodplain) as shown by the flood insurance rate map, Cole County, Missouri, map number 29051C0105E, effective date November 2, 2012.

Document No. 201606419

STATE OF MISSOURI }
 COUNTY OF COLE } ss

Filed for record 30 day of June, 2016.
 at 11 O'clock and 00:40 Minutes A.M.,
 recorded in Book 12, Page 626.

Ralph C. Bray, Jr.
 Deputy



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 **"S & J" Subdivision - Section 2**
5402 Elston Road, Jefferson City, MO 65109

FOR **James Schulte**

DATE June, 2016	DRN. BY K.B.	SCALE 1" = 100'	BOOK
REV. DATE 6/21/2016	CKD. BY	SHEET 1 OF 1	JOB NO. 71-203