

REPLAT OF LOT 1 AND LOT 2 OF "TOYLAND 2" SUBDIVISION

GRAPHIC SCALE: 1" = 100'

0 50' 100' 200'

A 7.99 ACRE RURAL DENSITY SUBDIVISION LOCATED IN THE SOUTH HALF OF THE SOUTHEAST FRACTIONAL QUARTER OF SEC. 32, T43N, R11W, COLE CO., MO.

WILBERS TRUST
BK. 381, PG. 843

WILBERS
BK. 376, PG. 984

FENNEWALD
BK. 526, PG. 342

HARRIS
BK. 628, PG. 259

SCHMIDT TRUST
BK. 365, PG. 135

LOT 2 B
5.83 ACRES "SUBURBAN" PROPERTY

LOT 1 B
2.16 ACRES

9.09 ACRES REMAINING

DATE:
FEBRUARY 20, 2014

BEARING NOTE:
RELATIVE TO SOUTH LINE OF
PROPERTY DESCRIBED IN DEED
BOOK 381, PAGE 843,
COLE COUNTY RECORDS

CONFLICT:

S32

SEC 4 TWP

S5

1. Rod By C.M.P.S.

SUBDIVISION DESCRIPTION:

ALL OF LOT 1 AND ALL OF LOT 2 OF "TOYLAND 2" SUBDIVISION, PER PLAT RECORDED IN PLAT BOOK 11, PAGE 513 AND TOGETHER WITH PART OF THE SOUTH HALF OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 11 WEST OF THE 5TH PRINCIPAL MERIDIAN, COLE COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
"BEGINNING" AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11 WEST OF THE 5TH PRINCIPAL MERIDIAN (AN 8"x9"x12" HIGH LIMESTONE w+); THENCE GOING WEST ALONG THE TOWNSHIP LINE - S85°27'10"W - 845.20 FEET TO AN IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY "W"; THENCE LEAVING THE TOWNSHIP LINE AND FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY ALONG A CURVE TO THE RIGHT FOR 65.80 FEET (CHORD = N28°39'W - 65.75 FEET AND A RADIUS OF 538.85 FEET) TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 526, PAGE 342 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY "W" AND GOING EASTERLY PARALLEL WITH THE SOUTH SECTION LINE OF SECTION 32 - N85°27'10"E - 608.00 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID PUBLIC ROAD - N19°50'W - 389.95 FEET TO AN IRON ROD ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 376, PAGE 984 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE GOING EAST ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 376, PAGE 984 - N85°24'59"E - 441.35 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 381, PAGE 843 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE GOING EAST ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 381, PAGE 843 - N85°24'59"E - 524.70 FEET TO AN IRON ROD; THENCE LEAVING THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 381, PAGE 843 IN THE COLE COUNTY RECORDER'S OFFICE AND GOING S18°40'W - 145.40 FEET TO AN IRON ROD; THENCE N71°44'W - 120.00 FEET TO AN IRON ROD; THENCE S18°41'W - 378.90 FEET TO AN IRON ROD ON THE SOUTH BOUNDARY LINE OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 11 WEST OF THE 5TH P.M.; THENCE GOING WEST ALONG THE TOWNSHIP LINE - S85°08'43"W - 281.75 FEET BACK TO THE POINT OF "BEGINNING", CONTAINING 7.99 ACRES.

GENERAL NOTES & INFORMATION

- BUILDING SETBACK LINES "SBL"
25 FEET AT FRONT,
20 FEET AT SIDES AND
20 FEET AT REAR LOT LINES.
- UTILITY PROVIDERS: ELECTRIC: THREE RIVERS ELECTRIC CO-OP
WATER: INDIVIDUAL
TELEPHONE: CENTURY LINK
SANITARY SEWER: INDIVIDUAL
- RESTRICTIONS: ALL EXISTING RESTRICTIONS OF RECORD TO REMAIN IN EFFECT UNLESS OTHERWISE NOTED
- NO PART OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN PER CURRENT MAPS OF THE F.E.M.A.

SURVEYOR'S CERTIFICATE:

I, RALPH P. KLIETHERMES, MISSOURI PROFESSIONAL LAND SURVEYOR No. 2159, HEREBY CERTIFY THIS PLAT TO ACCURATELY ILLUSTRATE A SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION DURING APRIL, 2014, ALL IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR SUBURBAN PROPERTY SURVEYS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND BY THE DEPARTMENT OF AGRICULTURE - LAND SURVEY PROGRAM.

RALPH P. KLIETHERMES, MoPLS#2159

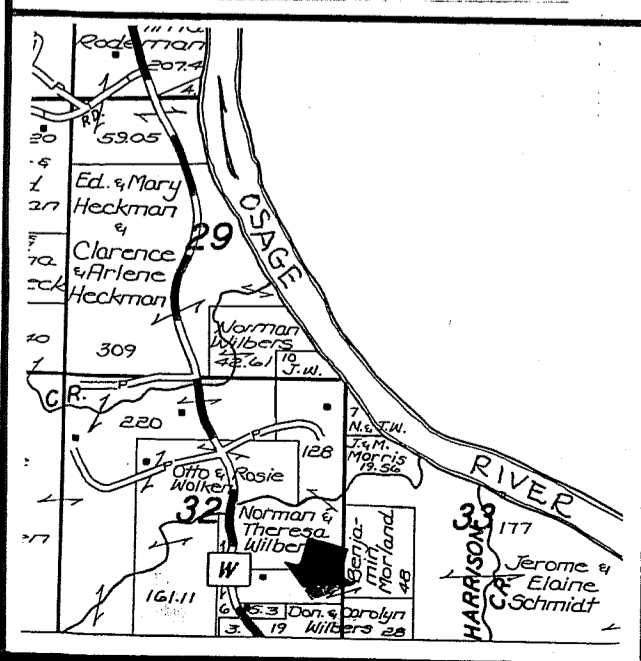
MAY 27 2014
DATE

EASEMENTS:
UTILITIES
PVT. RD. (TANOAH VALLEY LANE)

LEGEND

- IRON MARKER FOUND
- IRON MARKER SET
- STONE FOUND
- RIGHT-OF-WAY MARKER
- PILE OF ROCKS FOUND

LOCATION MAP (NOT TO SCALE)



THE COUNTY OF COLE WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OR IMPROVEMENT OF THIS PRIVATE ROAD AT PRESENT OR IN THE FUTURE. ALL MAINTENANCE OF THIS ROADWAY SHALL BE THE SOLE RESPONSIBILITY OF ANY AND ALL PARTIES HAVING EASEMENT RIGHTS FOR THE USE THEREOF, AS WELL AS ANY COSTS INCURRED IN MAINTAINING OR IMPROVING THE SAME.

WE THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS 13 DAY OF May, 2014.

Larry D. Rademan, Recorder
Michelle Gerstner, Chairman

OWNERS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, BEING THE OWNER OF THE TRACT OF LAND DESCRIBED AND SHOWN HEREON, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED AS SET FORTH HEREON AND ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS 20 DAY OF May, 2014.

Raymond C. Harris
RAYMOND C. HARRIS

STATE OF MISSOURI)
COUNTY OF COLE) ss.

ON THIS 20 DAY OF May, 2014, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED PROPERTY OWNER WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 20 DAY OF May, 2014.

Angela Donaldson

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ANGELA DONALDSON
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 11275516
My Commission Expires: 12-7-2015

DEED OF RECORD

BOOK 628, PAGE 259 AND
BOOK 641, PAGE 307, COLE COUNTY LAND RECORDS

REF. SURVEYS:

"TOYLAND 2" SUBDIVISION - PLAT BOOK 12, PAGE 743

Document No. 201405107

STATE OF MISSOURI)
COUNTY OF COLE) ss

Filed for record this 11 day of June, 2014,
at 11 o'clock and 24:30 minutes A.M.,
recorded in Book 12, Page 782.

Larry D. Rademan, Recorder
Deputy

REPLAT OF LOT 1 AND LOT 2 OF "TOYLAND 2" SUBDIVISION

FOR: RAYMOND C. HARRIS

OSAGE COUNTY LAND SURVEYING, LLC

P.O. BOX 201
LINN, MISSOURI 65051

L.S. 2159

PART OF S32-T43N-R11W-5PM
5/2 SE FRAC 1/4

SURVEY NO.: 2014-017 SCALE: 1" = 100' DRAWN BY: RPK