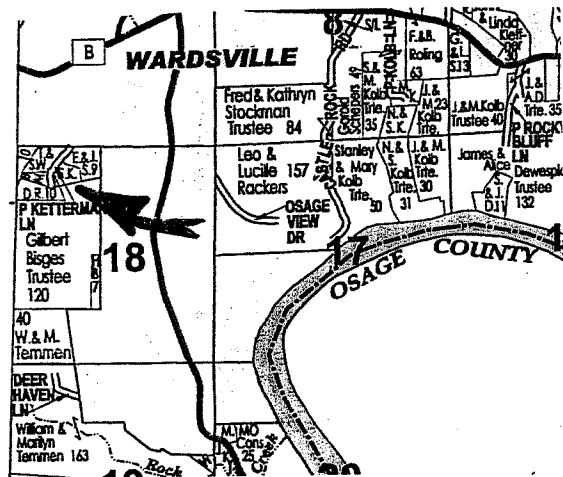
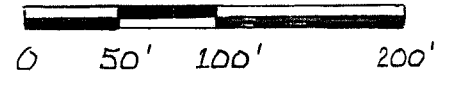


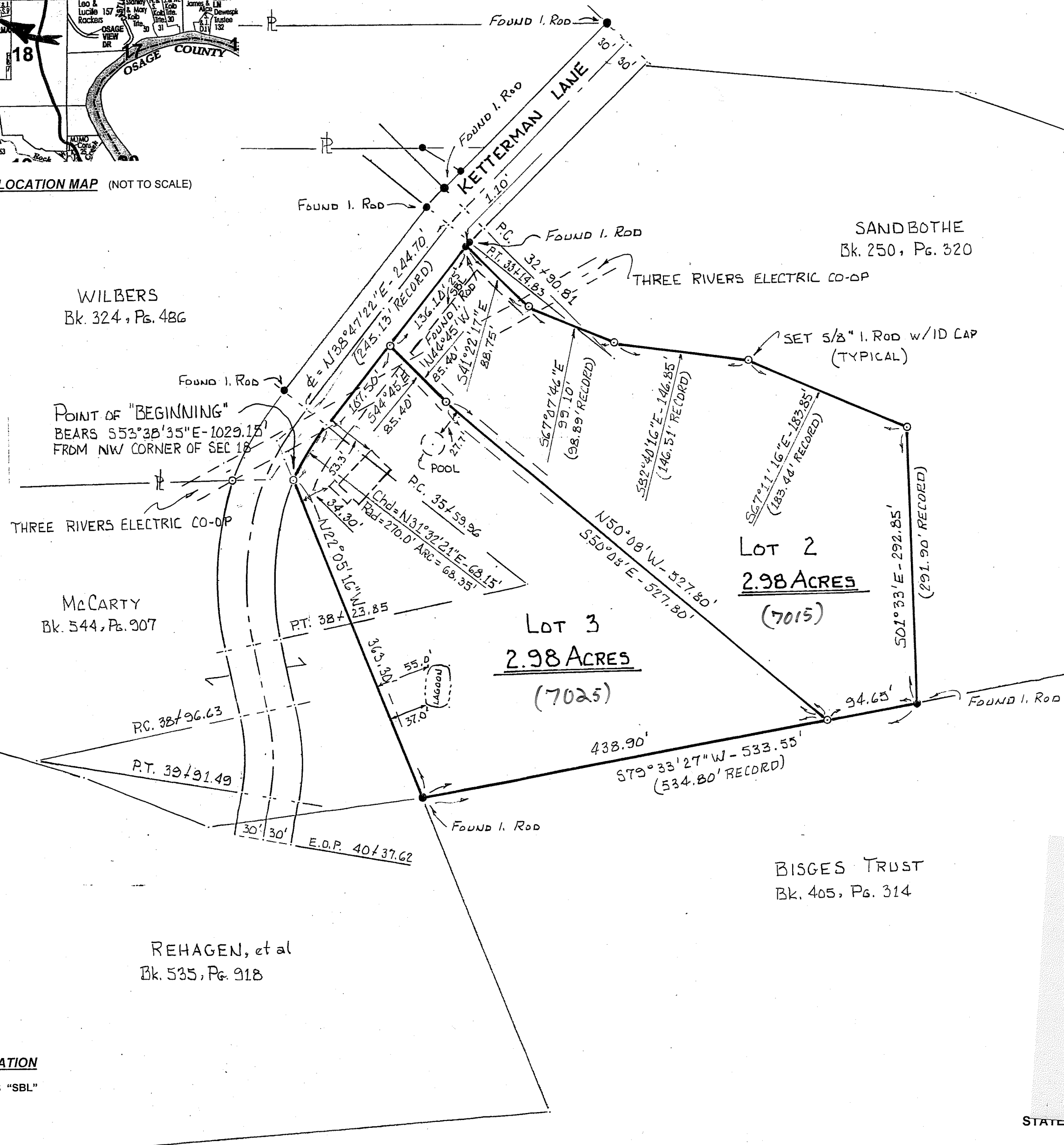
FINAL PLAT OF
TOM WILBERS SUBDIVISION - SECTION TWO

A 5.96-ACRE LOW DENSITY RESIDENTIAL SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 11 WEST, COLE COUNTY, MISSOURI.

GRAPHIC SCALE: 1" = 100'



LOCATION MAP (NOT TO SCALE)



DATE:
OCTOBER 1, 2018

BEARING NOTE:
BEARINGS ARE FROM MoDOT
VRS RTK NETWORK
STATE PLANE COORDINATES
(CENTRAL ZONE)

CONFLICT:

EASEMENTS:
UTILITIES

GENERAL NOTES & INFORMATION

- (1) BUILDING SETBACK LINES "SBL"
25' Front lines
10' Side and rear lines
- (2) UTILITY EASEMENTS:
- (3) NO PART OF THIS PROPERTY IS LOCATED
WITHIN A FLOOD HAZARD ZONE PER
CURRENT MAPS OF THE F.E.M.A.

UTILITY PROVIDERS

ELECTRIC: THREE RIVERS ELECTRIC CO-OP
WATER: INDIVIDUAL
SEWER: INDIVIDUAL
TELEPHONE: CENTURYLINK

WE, THE UNDERSIGNED, OF THE COLE COUNTY
PLANNING COMMISSION, DO HEREBY CERTIFY
THAT THIS PLAT WAS APPROVED THIS 13
DAY OF November, 2018.

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

STATE OF MISSOURI)
COUNTY OF COLE) ss

Filed for record this 21 day of December, 2018,
at 9 o'clock and 44.71 minutes A. M.,
Recorded in Book 12, Page 906

Ralph C. Bray, Jr., Cole County Recorder
Deputy

PROPERTY DESCRIPTION FOR SURVEY No. 2018-076

PART OF THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 11 WEST, COLE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID SECTION 18; THENCE GOING SOUTH 53 DEGREES, 38 MINUTES, 35 SECONDS EAST - 1,029.15 FEET TO AN IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KETTERMAN LANE ON THE EAST LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 544, PAGE 907 AND WEST LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 612, PAGE 880 IN THE COLE COUNTY RECORDER'S OFFICE, THE POINT OF "BEGINNING".

FROM THE POINT OF "BEGINNING" LEAVING THE EXISTING PROPERTY LINE AND FOLLOWING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD ALONG A CURVE TO THE RIGHT FOR 68.35 FEET (CHORD = NORTH 31 DEGREES, 32 MINUTES, 21 SECONDS EAST, 68.15 FEET AND A RADIUS OF 270.00 FEET); THENCE NORTH 38 DEGREES, 47 MINUTES, 22 SECONDS EAST, 243.60 FEET TO AN IRON ROD ON THE EAST LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 612, PAGE 880 AND WEST LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 250, PAGE 320 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KETTERMAN LANE AND FOLLOWING THE EXISTING PROPERTY LINE - SOUTH 41 DEGREES, 22 MINUTES, 17 SECONDS EAST, 88.75 FEET TO AN IRON ROD; THENCE SOUTH 67 DEGREES, 07 MINUTES, 46 SECONDS EAST, 99.10 FEET TO AN IRON ROD; THENCE SOUTH 82 DEGREES, 40 MINUTES, 16 SECONDS EAST, 146.85 FEET TO AN IRON ROD; THENCE SOUTH 67 DEGREES, 11 MINUTES, 16 SECONDS EAST, 183.85 FEET TO AN IRON ROD; THENCE SOUTH 01 DEGREES, 33 MINUTES EAST, 292.85 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 612, PAGE 880 AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 250, PAGE 320 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE GOING SOUTH 79 DEGREES, 33 MINUTES, 27 SECONDS WEST, ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 612, PAGE 880 AND NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 405, PAGE 314 IN THE COLE COUNTY RECORDER'S OFFICE, 533.55 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 612, PAGE 880, THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 544, PAGE 907, THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 535, PAGE 918 AND THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 405, PAGE 314 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE GOING NORTH 22 DEGREES, 05 MINUTES, 16 SECONDS WEST, ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 612, PAGE 880 AND EAST LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 544, PAGE 907 - 363.30 FEET BACK TO THE POINT OF "BEGINNING", TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS EXISTING OR OF RECORD AND CONTAINS 5.96 ACRES.

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED AND SHOWN HEREON, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED AS SET FORTH HEREON AND FURTHERMORE, WE DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER ALL EASEMENTS NEWLY CREATED AND SHOWN ON THIS PLAT.
ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS ON THIS 14 DAY OF December, 2018.

Sharon K. Wilbers
SHARON K. WILBERS
Thomas J. Wilbers
THOMAS J. WILBERS

STATE OF MISSOURI)
COUNTY OF COLE) ss.

ON THIS 14 DAY OF December, 2018, 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 TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14 DAY OF December, 2018.

Randall A. Koestner
NOTARY PUBLIC

RANDALL A. KOESTNER
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 1334932
My Commission Expires: 06-07-2021

MY COMMISSION EXPIRES 06/07/2021

SURVEYOR'S CERTIFICATE
I, RALPH P. KLIETHERMES, MISSOURI PROFESSIONAL LAND SURVEYOR No. 2159, HEREBY CERTIFY THAT THIS PLAT TO ACCURATELY ILLUSTRATE A SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION DURING SEPTEMBER, 2018, ALL IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION, LAND SURVEY PROGRAM.

Ralph P. Kliethermes
RALPH P. KLIETHERMES
DECEMBER 18, 2018
DATE

OCLS, LLC

OSAGE COUNTY LAND SURVEYING, LLC
102 SOUTH THIRD STREET, PO BOX 201
LINN, MISSOURI 65051-0201
(573) 897-3644 www.ocls_llc@yahoo.com

MISSOURI STATE CERTIFICATE OF AUTHORITY # 2011037862

Property Subdivision Survey for
Sharon K. & Thomas J. Wilbers
Pt. S 18, T 43 N, R 11 W - 5TH P.M.
COLE COUNTY, MISSOURI

DEED OF RECORD:
Deed Book 612, Page 880, Cole County Records

RALPH P. KLIETHERMES - PROFESSIONAL LAND SURVEYOR
MoPLS#2159

DATE: October 1, 2018 SURVEY No. 2018-076
SCALE: 1" = 100' DRAWN BY: R. P. K.