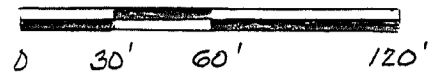


N

GRAPHIC SCALE: 1" = 60'



FINAL PLAT OF "USELESS ACRE" SUBDIVISION

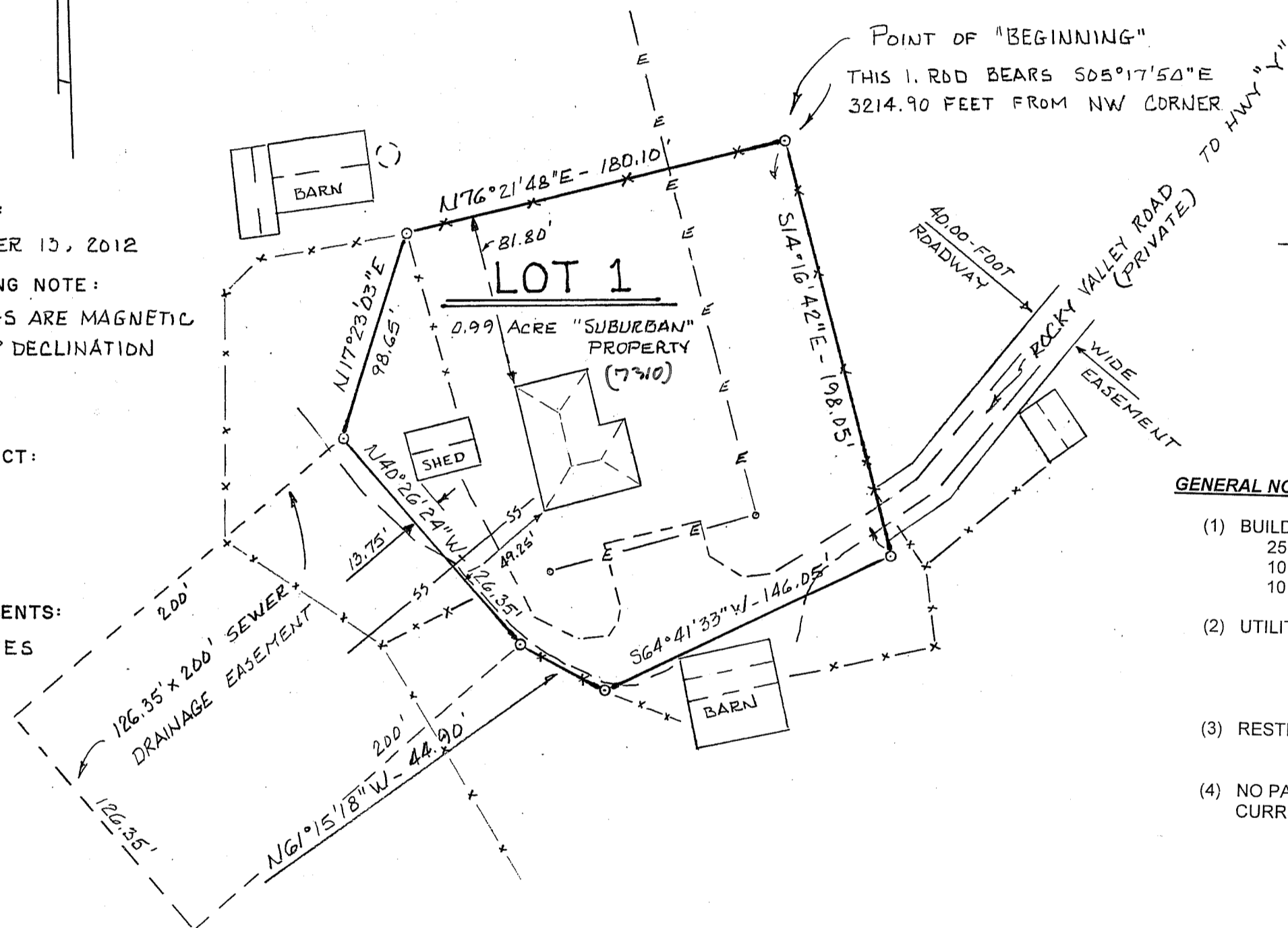
A 0.99 ACRE LOW DENSITY SINGLE FAMILY SUBDIVISION
LOCATED THE NE 1/4 OF THE SW 1/4 OF SEC 18, T43N, R10W, COLE CO., MO.

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.

DATE:
NOVEMBER 13, 2012
BEARING NOTE:
BEARINGS ARE MAGNETIC
WITH 0° DECLINATION

CONFLICT:

EASEMENTS:
UTILITIES



VERSLUES
BK 530, PG. 14

174.34 ACRES REMAINING ±

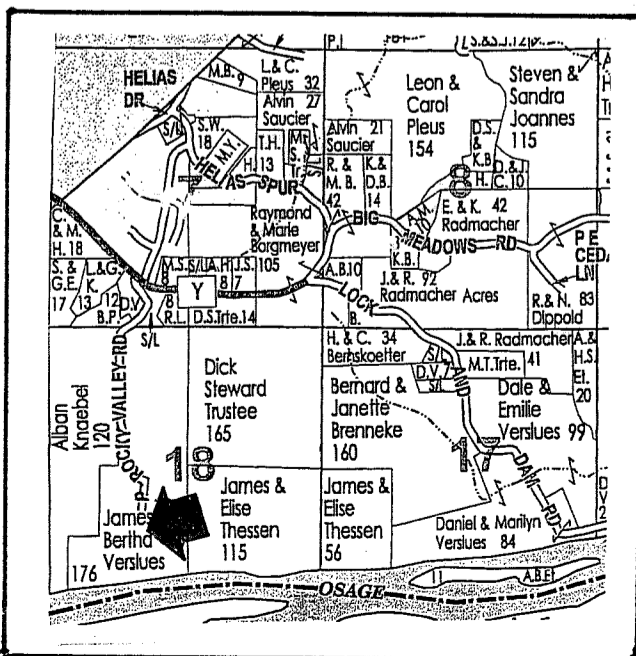
GENERAL NOTES & INFORMATION

- BUILDING SETBACK LINES "SBL" 25 FEET AT FRONT, 10 FEET AT SIDES AND 10 FEET AT REAR LOT LINES.
- UTILITY PROVIDERS: ELECTRIC: THREE RIVERS ELEC. 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.

WE THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS 12 DAY OF February, 2013.

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

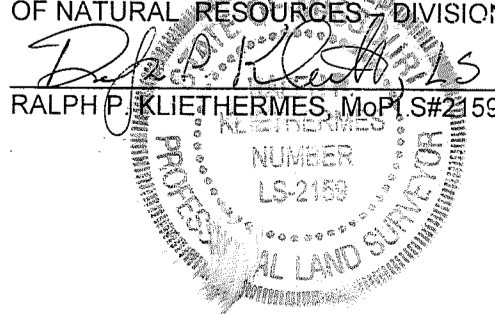
LOCATION MAP (NOT TO SCALE)



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 NOVEMBER, 2012, 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 NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

Ralph Kliethermes
RALPH P. KLIETHERMES, MOPLS#2159
DATE: FEBRUARY 19, 2013



Document No. 201302822

STATE OF MISSOURI)
COUNTY OF COLE) ss
Filed for record this 17 day of March, 2013,
at 10 O'clock and 55.16 minutes A. M.,
recorded in Book 12, Page 147.
Larry D. Rademan, Recorder
Deputy

COPY

SUBDIVISION DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10 WEST OF THE 5TH PRINCIPAL MERIDIAN, COLE COUNTY MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND GOING S05°17'50"E - 3214.90 FEET TO AN IRON ROD, THE POINT OF "BEGINNING".

FROM THE POINT OF "BEGINNING" GOING S14°16'42"E - 198.05 FEET TO AN IRON ROD; THENCE S64°41'33"W - 146.05 FEET TO AN IRON ROD; THENCE N61°15'18"W - 44.90 FEET TO AN IRON ROD; THENCE N40°26'24"W - 126.35 FEET TO AN IRON ROD; THENCE N17°23'03"E - 98.65 FEET TO AN IRON ROD; THENCE N76°21'48"E - 180.10 FEET BACK TO THE POINT OF "BEGINNING", CONTAINING 0.99 ACRE.

TOGETHER WITH A 40.00-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY KNOWN AS "ROCKY VALLEY ROAD" BEING 20.00 FEET ON EITHER SIDE OF THE CENTERLINE AS IT EXISTS THIS DAY STARTING ON THE EAST LINE OF THE ABOVE-DESCRIBED PROPERTY AND RUNNING IN A NORTHERLY DIRECTION THROUGH THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10 WEST.

ALSO AN EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE ROADWAY KNOWN AS "ROCKY VALLEY ROAD" AS IT EXISTS THIS DAY STARTING AT THE SOUTH BOUNDARY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 WEST AND RUNNING IN A NORTHERLY DIRECTION TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY "Y" AND BEING THE SAME ROADWAY EASEMENT AS DESCRIBED IN DEED BOOK 530, PAGE 14 IN THE COLE COUNTY RECORDER'S OFFICE.

OWNERS CERTIFICATE:

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 ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS ON THIS 20th DAY OF February, 2013.

Francis E. Verslues
FRANCIS E. VERSLUES

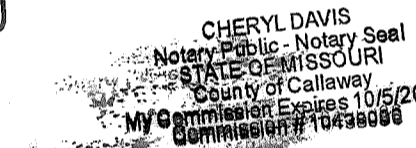
Stacie L. Verslues
STACIE L. VERSLUES

STATE OF MISSOURI)
COUNTY OF COLE) ss.

ON THIS 20th DAY OF February, 2013, 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 20th DAY OF February, 2013.

Cheryl Davis
NOTARY PUBLIC



MY COMMISSION EXPIRES: 10/05/2014

DEED OF RECORD

BOOK 530, PAGE 14, COLE COUNTY LAND RECORDS
BOOK , PAGE

REF. SURVEYS:

PLAT OF "USELESS ACRE" SUBDIVISION

FOR: FRANCIS E. AND STACIE L. VERSLUES

OSAGE COUNTY LAND SURVEYING, LLC

P.O. BOX 201

LINN, MISSOURI

65051

L.S. 2159
PART OF S18-T43N-R10W-5PM
NE 1/4 - SW 1/4

SURVEY NO. : 2012-075

SCALE : 1" = 60'

DRAWN BY : RPK