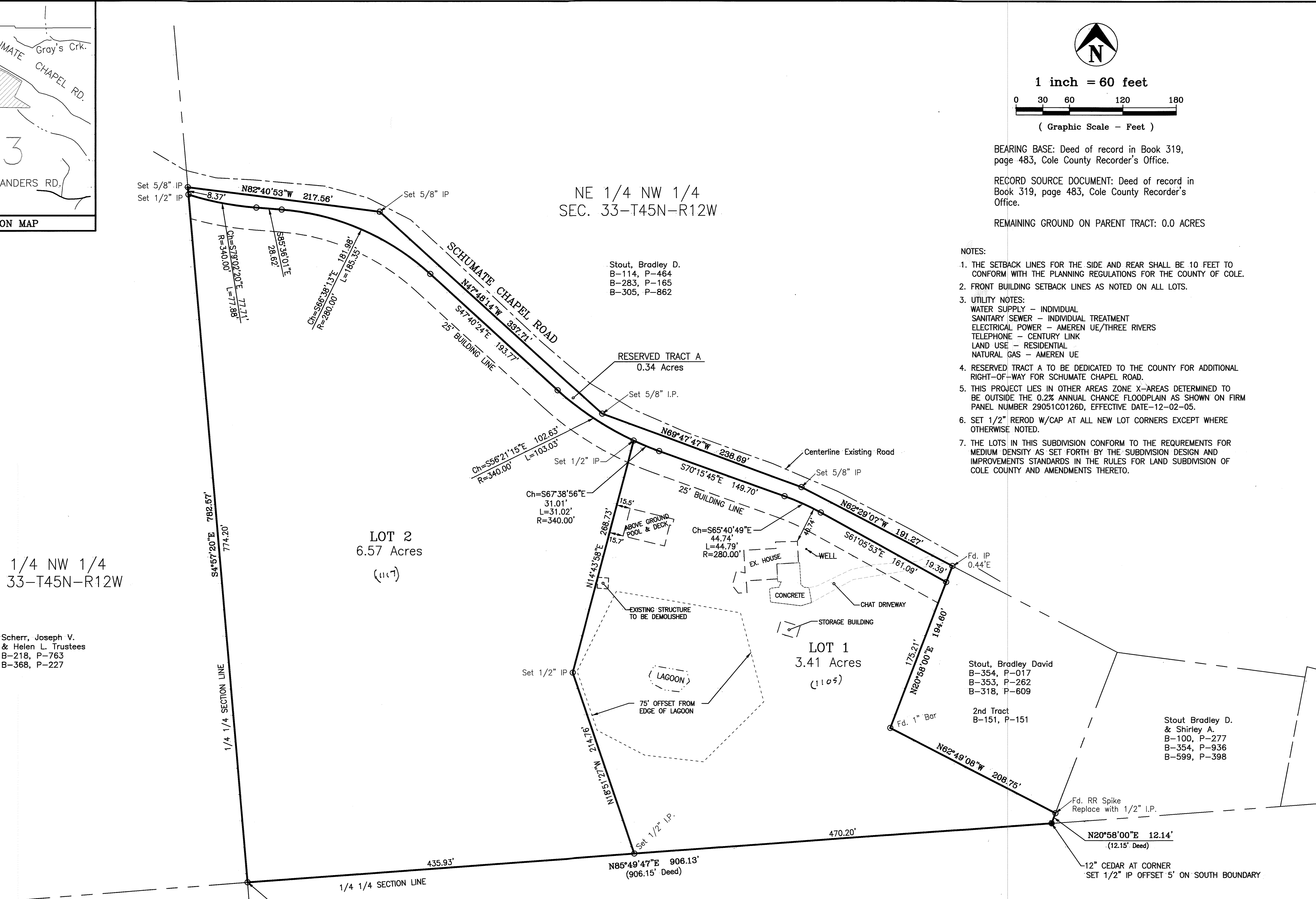


SITE LOCATION MAP

NW 1/4 NW 1/4
SEC. 33-T45N-R12W

Scherr, Joseph V.
& Helen L. Trustees
B-218, P-763
B-368, P-227



LOT 2
6.57 Acres
(11.7)

LOT 1
3.41 Acres
(11.05)

SE 1/4 NW 1/4
SEC. 33-T45N-R12W

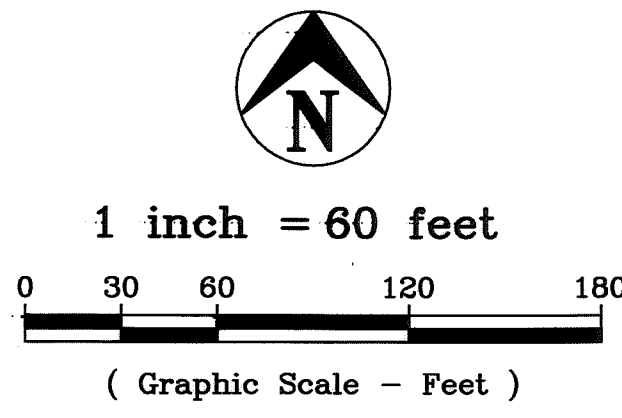
STONE BROOK ACRES
SECTION 2
P.B.-11, P-285

LOT 17

Huhman, Bruce E.
& Mary B.
B-401, P-555
B-316, P-784
B-323, P-196

Stout, Bradley D.
B-114, P-464
B-283, P-165
B-305, P-862

- NOTES:
- THE SETBACK LINES FOR THE SIDE AND REAR SHALL BE 10 FEET TO CONFORM WITH THE PLANNING REGULATIONS FOR THE COUNTY OF COLE.
 - FRONT BUILDING SETBACK LINES AS NOTED ON ALL LOTS.
 - UTILITY NOTES:
WATER SUPPLY - INDIVIDUAL
SANITARY SEWER - INDIVIDUAL TREATMENT
ELECTRICAL POWER - AMEREN UE/THREE RIVERS
TELEPHONE - CENTURY LINK
LAND USE - RESIDENTIAL
NATURAL GAS - AMEREN UE
 - RESERVED TRACT A TO BE DEDICATED TO THE COUNTY FOR ADDITIONAL RIGHT-OF-WAY FOR SCHUMATE CHAPEL ROAD.
 - THIS PROJECT LIES IN OTHER AREAS ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL NUMBER 29051C0126D, EFFECTIVE DATE-12-02-05.
 - SET 1/2" REROD W/CAP AT ALL NEW LOT CORNERS EXCEPT WHERE OTHERWISE NOTED.
 - THE LOTS IN THIS SUBDIVISION CONFORM TO THE REQUIREMENTS FOR MEDIUM DENSITY AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.



BEARING BASE: Deed of record in Book 319, page 483, Cole County Recorder's Office.
RECORD SOURCE DOCUMENT: Deed of record in Book 319, page 483, Cole County Recorder's Office.
REMAINING GROUND ON PARENT TRACT: 0.0 ACRES

VADNER'S SUBDIVISION
MEDIUM DENSITY RESIDENTIAL
10.32 ACRES

PROPERTY BOUNDARY DESCRIPTION - B-319, p-483
Part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 45 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

BEGINNING at the southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 33; thence N85°49'47"E, 906.15 feet (906.13 feet field); thence N20°58'00"E, 12.15 feet (12.14 feet field) to the southeast corner of the second described tract of land in a deed conveyed to John B. Schepker and wife, of record in Book 151, Page 151, Cole County Recorder's Office; thence N62°49'08"W, along the southerly line of said Schepker tract, 208.75 feet to the southwesterly corner thereof; thence N20°58'00"E, along the westerly line of said Schepker tract, 194.60 feet to the southerly line of SCHUMATE CHAPEL ROAD; thence northwesterly, along the southerly line of SCHUMATE CHAPEL ROAD the following courses and distances: N62°29'07"W, 191.27 feet; thence N69°47'47"W, 238.69 feet; thence N47°48'14"W, 337.71 feet; thence N82°40'53"W, 217.56 feet to the West line of the Northeast Quarter of the Northwest Quarter of said Section 33; thence leaving the southerly line of SCHUMATE CHAPEL ROAD, S04°57'20"E, along the Quarter Quarter Section line, 782.57 feet to the POINT OF BEGINNING.

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 Lots and Streets, and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements (not presently of record), as shown on this plat and said subdivision shall be known as VADNER'S SUBDIVISION.

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 16th day of May, 2011.

Gregory K. Vadner
Frances A. Vadner

STATE OF MISSOURI }
COUNTY OF Cole } ss

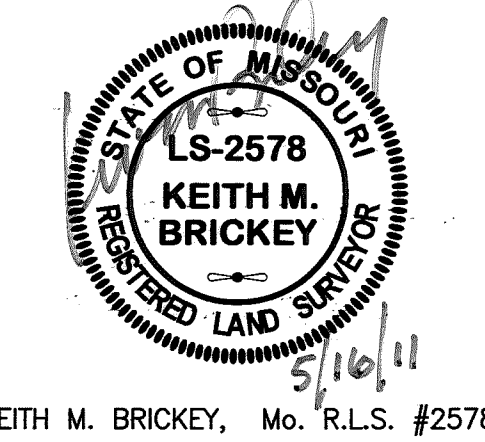
On this 16th day of May, 2011, before me personally did appear the above signed property owners who executed the foregoing instrument and acknowledged the same to be their free act and deed.
In Witness whereof, I have set my hand and affixed my seal this 16th day of May, 2011.

My Commission Expires August 20, 2011.
Gregory Dorge
Notary Public, Cole County.

Gregory Dorge
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #07207069
My Commission Expires August 20, 2011

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Frances A. Vadner, a Property Boundary Survey and Subdivision was made under my personal direction, regarding the property shown in this plat and that the results are represented correctly. This survey was performed in accordance with the requirements of the Missouri Minimum Standards for a Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 16th day of May, 2011.



We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 18 day of May, 2011.
Michelle Gerstner, Chairman
Larry U. Berry, P.E., Director
Dick Pearson, Vice Chairman

Document No. 201104785
STATE OF MISSOURI }
COUNTY OF COLE } ss
Filed for record 7th day of June, 2011.
at _____ O'clock and _____ Minutes M.,
recorded in Book 12, Page 710.
Larry D. Rademan, Recorder
Deputy

COPY

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

TITLE
VADNER'S SUBDIVISION
1105 SCHUMATE CHAPEL RD., JEFFERSON CITY, MO. 65109

FOR
GREGORY A. & FRANCES A. VADNER

DATE 4-18-2011	DRN. BY JHH	SCALE 1"=60'	BOOK
REV. 4-25-2011			
DATE 4-27-2011	CKD. BY JBR/RMB	SHEET 1 OF 1	JOB NO. 80-108
DATE 5-16-2011			

CCAW
V0035