

**VIETH ESTATE SUBDIVISION**

PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 7  
T43N, R10W, COLE COUNTY, MISSOURI  
RURAL DENSITY - RESIDENTIAL

**PROPERTY BOUNDARY DESCRIPTION (B-649, P-73)**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 10 WEST, COLE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 01 DEGREES, 10 MINUTES WEST, ALONG THE SECTION LINE, 1363.80 FEET TO AN IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BIG MEADOWS ROAD; THENCE LEAVING THE SECTION LINE AND FOLLOWING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD SOUTH 35 DEGREES, 56 MINUTES WEST, 279.25 FEET; THENCE ALONG A CURVE TO THE RIGHT FOR 99.45 FEET (CHORD= SOUTH 40 DEGREES, 01 MINUTES WEST, 99.35 FEET AND A RADIUS OF 695.45 FEET TO AN IRON ROD, THE POINT OF "BEGINNING".  
FROM THE POINT OF "BEGINNING" CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BIG MEADOWS ROAD ON A CURVE TO THE RIGHT FOR 25.00 FEET (CHORD = SOUTH 45 DEGREES, 09 MINUTES WEST, 25.00 FEET AND A RADIUS OF 695.45 FEET); THENCE SOUTH 45 DEGREES, 11 MINUTES WEST, 64.55 FEET; THENCE ALONG A CURVE TO THE RIGHT FOR 48.35 FEET (CHORD = SOUTH 51 DEGREES, 08 MINUTES WEST, 48.30 FEET AND A RADIUS OF 281.15 FEET TO AN IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY "Y"; THENCE LEAVING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BIG MEADOWS ROAD AND GOING SOUTH 66 DEGREES, 29 MINUTES WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, 286.95 FEET TO AN IRON ROD; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY "Y" AND GOING NORTH 18 DEGREES, 54 MINUTES WEST, 1232.10 FEET TO AN IRON ROD; THENCE NORTH 68 DEGREES, 36 MINUTES EAST, 188.90 FEET TO AN IRON ROD; THENCE SOUTH 29 DEGREES, 48 MINUTES EAST, 1183.95 FEET, BACK TO THE POINT OF "BEGINNING".  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD  
Containing 8.53 acres.

**OWNER'S CERTIFICATE**

Know all men by these presents that We, the undersigned, being the owners of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into 2 Lots, and on this plat, the lot numbers and sizes are fully and truly set forth and we do hereby dedicate the 40' Private Nonexclusive Ingress/Egress easement shown hereon, to the current and future owners of Lot 1 in this Subdivision. This subdivision shall be known as "VIETH ESTATE 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 hand and seal this 11th day of May, 2017.

VIETH FAMILY REVOCABLE TRUST.

*David L. Vieth*  
David L. Vieth, Trustee

*Sharon A. Vieth*  
Sharon Vieth, Trustee

*Joseph L. Vieth*  
Joseph L. Vieth

*Elizabeth C. Vieth*  
Elizabeth C. Vieth

*Wesley M. Vieth*  
Wesley M. Vieth

*Patricia L. Vieth*  
Patricia L. Vieth

STATE OF Missouri

COUNTY OF Cole

On this 11th day of May, 2017, 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 hereunto set my hand and affixed my seal this day 11th of May, 2017.

My Commission Expires: August 20, 2019

GREGORY DORGE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission # 15207069  
My Commission Expires: 8/20/2019

Notary Public,

**NOTES:**

- 1.) SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 2.) BEARING BASE: WESTERLY LINE OF THE PROPERTY DESCRIBED IN BOOK 649, PAGE 073, COLE COUNTY RECORDER'S OFFICE.
- 3.) RECORD SOURCE: VIETH FAMILY REVOCABLE TRUST, (1/3); JOSEPH & ELIZABETH VIETH (1/3); WESLEY & PATRICIA VIETH (1/3), BOOK 649, PAGE 073, COLE COUNTY RECORDER'S OFFICE.
- 4.) EXCEPT AS SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY APPLY TO THE SUBJECT PROPERTY: RECORD EASEMENTS, BUILDING SETBACKS, RESTRICTIONS, ZONING OR ANY OTHER LAND USE REGULATIONS OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5.) THIS PROPERTY LIES WITHIN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0260E, EFFECTIVE DATE: NOVEMBER 2, 2012.
- 6.) LAND USE -RURAL DENSITY  
SEWER - PRIVATE  
ELECTRIC - AMEREN UE  
WATER - PRIVATE  
TELEPHONE -CENTURYLINK
- 7.) THE LOTS IN THIS SUBDIVISION CONFORM TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY, AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS, IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.
- 8.) THE FRONT SET BACK LINES SHALL BE 25 FEET FROM THE PROPERTY LINE. THE SIDE AND REAR SET BACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.

**COPY**

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STATE OF MISSOURI }  
COUNTY OF COLE } ss

Filed for record 24 day of May, 2017.

at 9 o'clock and 42 Minutes A.M.,

recorded in Book 12, Page 572.

Ralph C. Bray, Jr., Recorder

Deputy

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 11th day of April, 2017.

*Michelle Gerstner*  
Michelle Gerstner,  
Planning Commission Chairman

*Larry J. Bertz*  
Larry J. Bertz, P.E.,  
Director of Public Works

**SURVEYOR'S CERTIFICATE**

This is to certify that at the request of Dave Vieth, a Property Boundary Survey & Subdivision was made, under my personal direction, regarding the property shown and that the results are shown on this plat. This survey was performed in accordance with the requirements of the Missouri Minimum Standards for an Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 8th day of May, 2017.

J. Brian Rockwell, MO. PLS #2524  
CENTRAL MISSOURI  
PROFESSIONAL SERVICES  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #000355

Central Missouri Professional Services, Inc.  
ENGINEERING - SURVEYING  
2500 E. McCARTY  
JEFFERSON CITY, MISSOURI 65101  
Phone (314) 634-3455  
FAX (314) 634-8898

TITLE **VIETH ESTATE SUBDIVISION**  
**ROUTE Y, TAOS, MO.**

FOR **DAVE VIETH**

DATE 05/08/2017	DRN. BY J.B.R.	SCALE 1" = 100'	BOOK
REV.	CKD. BY	SHEET 1 of 1	JOB NO. 17-013

