

COUNTRY SIDE ESTATES ADDITION AND REPLAT

Part of the NE 1/4, SE 1/4 of Sec. 34, T45N, R13W, Cole County, Missouri including part of Lot 8 of Country Side Estates Subdivision of record in PB 11, pg. 329, Cole County Recorder's Office. 3.97 Acres, Medium Density Residential

PROPERTY BOUNDARY DESCRIPTION
 Part of the Northeast Quarter of the Southeast Quarter of Section 34, Township 45 North, Range 13 West, Cole County, Missouri, including the southerly 40 feet of Lot 8 of Country Side Estates Subdivision as per plat of record in Plat Book 11, page 329, Cole County Recorder's Office, more particularly described as follows:
BEGINNING at the southeast corner of said Lot 8; thence N88°23'20"W, along the south boundary of said Lot 8, 318.74 feet to the southwest corner thereof; thence N0°41'50"E, along the west boundary of said Lot 8, 40.01 feet; thence S88°23'20"E, 319.37 feet to a point on the east boundary of said Lot 8; thence N1°36'00"E, along the easterly boundary of said Lot 8 and continuing along the easterly boundary of Lot 9 of said Country Side Estates Subdivision, 345.40 feet to the Northeast corner of said Lot 9; thence S88°02'10"E, 416.43 feet to a point on the east line of the Northeast Quarter of the Southeast Quarter of the aforesaid Section 34; thence S1°27'31"W, along the Section Line, 382.84 feet to the southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 34; thence N88°23'20"W, along the Quarter-Quarter Section Line, 417.37 feet to the POINT OF BEGINNING. Containing 3.97 acres.

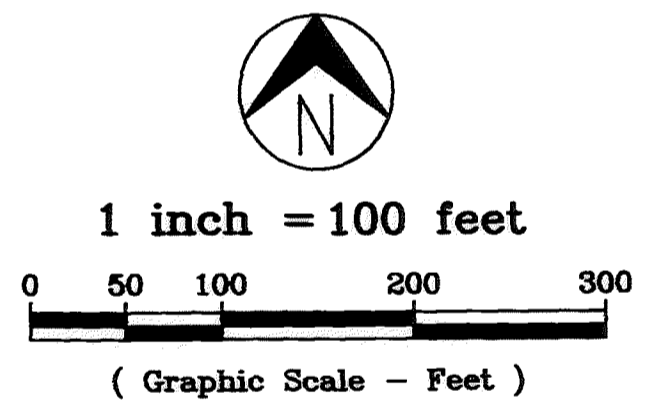
OWNER'S CERTIFICATE
 Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing property description, have caused said tract to be surveyed and subdivided into a Lot and the size thereof is fully and truly set forth and the owners do hereby dedicate to the future owners of the adjoining remainder of Lot 8 of Country Side Estates Subdivision, known as 300 Homestead Avenue, the nonexclusive 40' x 150' Ingress, Egress and Utility Easement as shown hereon.
 This Plat shall be known as COUNTRY SIDE ESTATES ADDITION AND REPLAT.
 Alvin J. Toebben, owner
 Lavern Toebben, owner

State of Missouri)
 County of Cole) ss
 On this 25 day of April, 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 Witness whereof, I have hereunto set my hand and affixed my seal the day and year above written.

My Commission Expires: 9-14-21
 Leah R. Brandt
 Notary Public - Notary Seal
 Cole County - State of Missouri
 Commission Number: 13551948
 My Commission Expires Sep 14, 2021

We, the undersigned, of the Cole County Planning Commission do hereby certify that this plat was approved on the 10 day of April, 2018.
 Michelle Gonsky, Planning Commission Chairman
 Larry J. Bartz, Jr., Director of Public Works

- NOTES:**
- 1.) Lot 13 IS IN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0105E, EFFECTIVE DATE: NOVEMBER 2, 2015.
 - 2.) 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.
 - 3.) THE BUILDING SETBACK LINES FOR THE SIDE AND REAR PROPERTY LINES SHALL BE 10 FEET TO CONFORM WITH THE PLANNING REGULATIONS FOR THE COUNTY OF COLE. THE FRONT SETBACK SHALL BE 40 FEET AS SHOWN HEREON.



BASIS OF BEARINGS: EAST LINE OF COUNTRY SIDE ESTATES SUBDIVISION, PLAT BOOK 11, PAGE 329, COLE COUNTY RECORDER'S OFFICE.

RECORD SOURCE: BOOK 273, PAGE 632, BOOK 331, PAGE 149 AND BOOK 685, PAGE 707, COLE COUNTY RECORDER'S OFFICE.

LAND USE - Medium Density Residential
TELEPHONE - Centurylink
SEWER - Individual
ELECTRIC - Three Rivers Electric Co-Op
WATER - Public Water Supply District No. 1

SURVEYOR'S CERTIFICATE
 This is to certify that at the request of Gerald D. Stegeman, on behalf of Alvin J. and Lavern Toebben, a survey and subdivision was made under my personal direction, regarding the property shown and that the results of said survey are represented on this plat. This survey was performed in accordance with the current requirements of the Missouri Minimum Standards for an Urban Property Boundary Survey.
 In Witness whereof, I have hereunto set my seal and signature this 25th day of April, 2018.

Keith M. Brickey
 Mo. PLS #2578
 Central Missouri Professional Services, Inc.
 Missouri State Certificate of Authority #000355

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCARTY Phone (573) 634-3455
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8998

TITLE COUNTRY SIDE ESTATES ADDITION AND REPLAT			
Part of the NE 1/4, SE 1/4, SEC. 34, T45N, R13W including Part of Lot 8, Country Side Estates Subdivision, in Plat Book 11, page 329			
FOR Alvin J. & Lavern Toebben			
DATE April 25, 2018	DRN. BY DGS	SCALE 1"=100'	BOOK GPS10082015-DV
REV.	CKD. BY JBR	SHEET 1 OF 1	JOB NO. 15-064