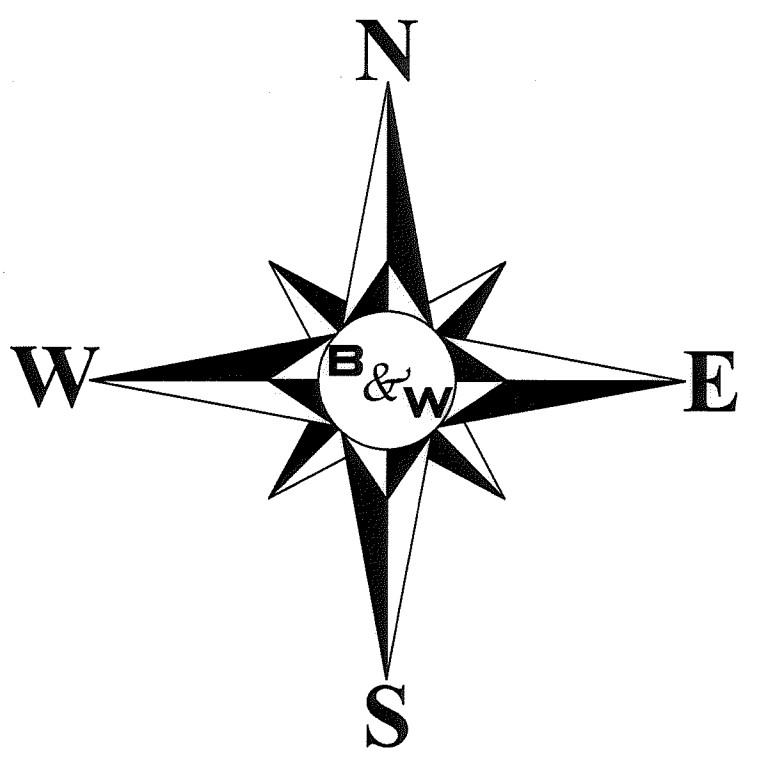
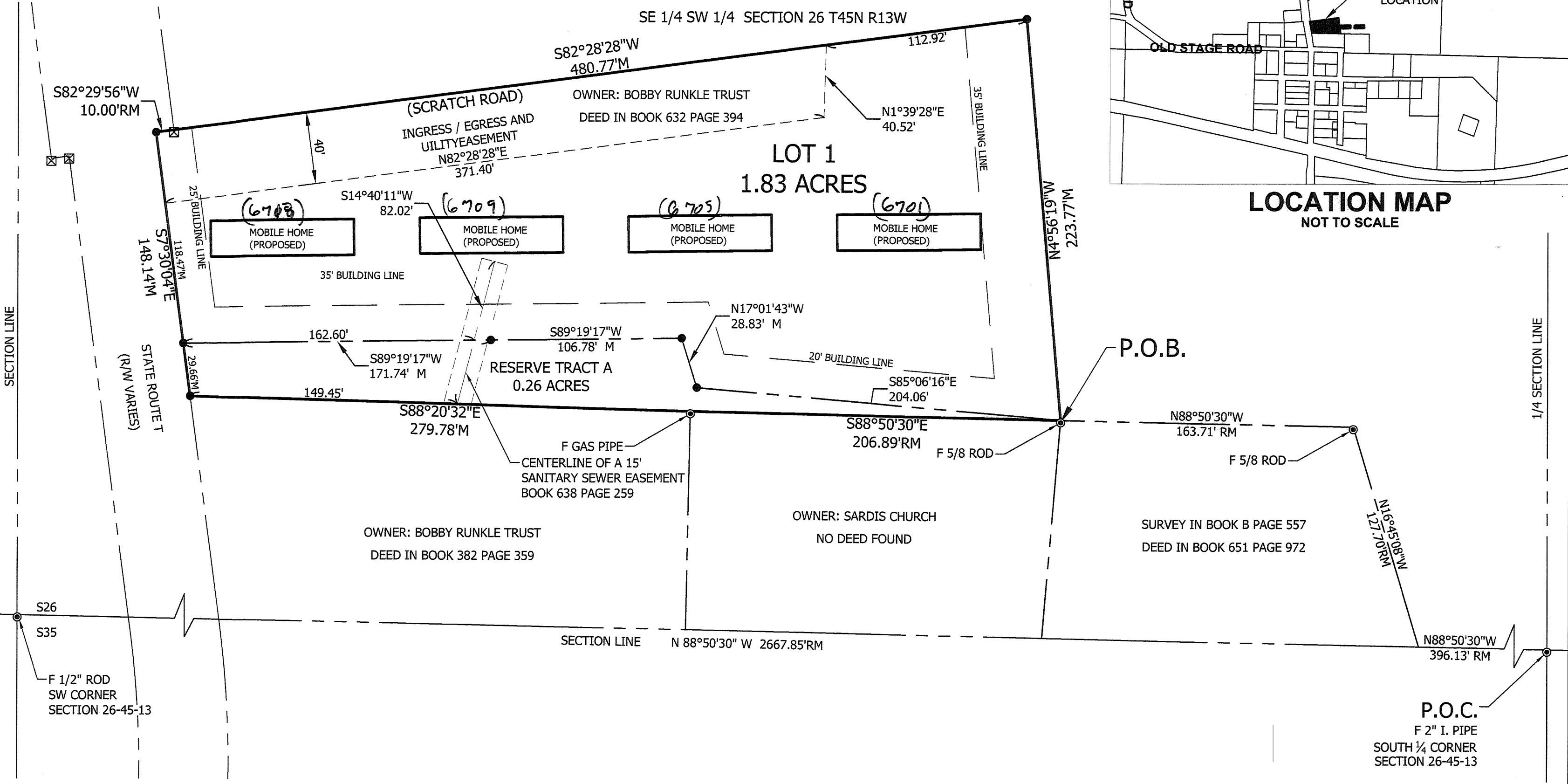
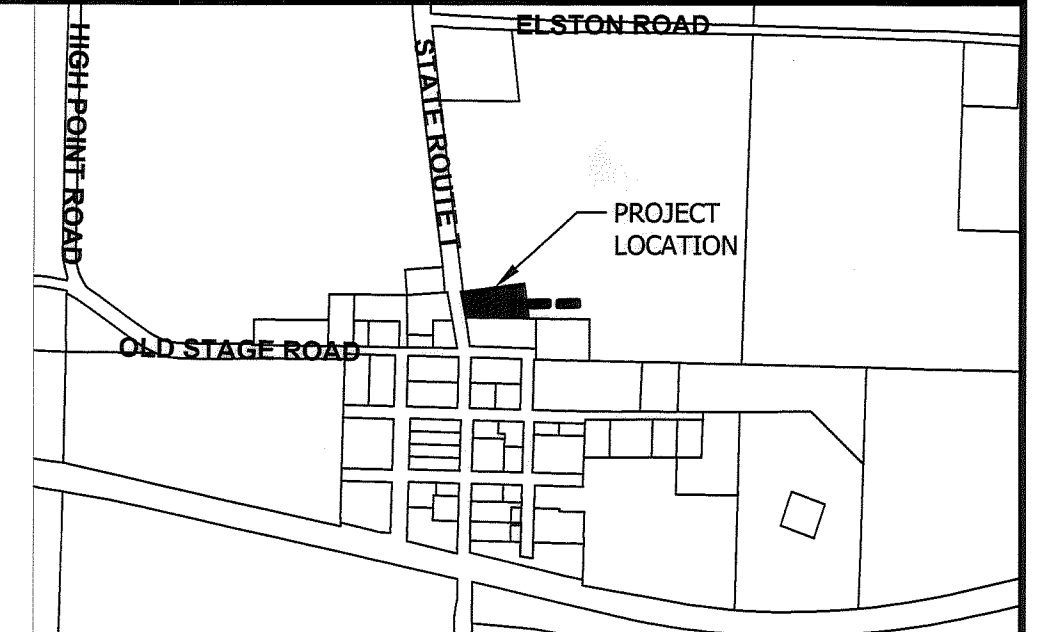


RUNKLE MOBILE HOME PARK

MEDIUM DENSITY RESIDENTIAL

PRELIMINARY / FINAL

2.09 ACRES



0 25 50
SCALE: 1" = 50'

- FOUND AS NOTED
- COMPUTED POINT
- R RECORD
- M MEASURED
- SET 5/8" ROD WITH CAP CLS 2005013257
- ⊠ R/W MARKER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

ACCURACY STANDARD: SUBURBAN
SURVEY FOR: BOBBY RUNKLE
OCTOBER 2016
REFERENCE BEARING:
BASED ON NAD 1983 MISSOURI STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE

NOTES:
RESERVE TRACT A TO BE TRANSFERRED TO AN ADJACENT OWNER.

UTILITIES:
ELECTRIC: AMEREN USE
WATER: PWS NO. 3 OF COLE COUNTY
SEWER: CITY OF JEFFERSON
TELEPHONE: CENTURY LINK
LAND USE RESIDENTIAL

THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS PER
FEMA FIRM PANEL NO. 29051C0105E, EFFECTIVE ON 11/02/2012.

OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS THAT BOBBY RUNKLE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED INTO LOTS 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 RUNKLE MOBILE HOME PARK.

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

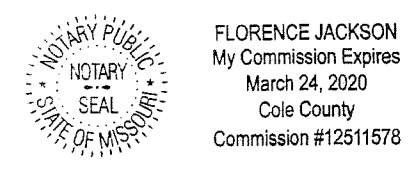
IN WITNESS WHEREOF THE UNDERSIGNED OWNERS OF SAID TRACT HAVE HEREUNTO SET THEIR HAND AND SIGNATURE THIS 12 DAY OF December, 2017.

Bobby Runkle
BOBBY RUNKLE
Alan Runkle
ALAN RUNKLE
Randy Runkle
RANDY RUNKLE
Richard Runkle
RICHARD RUNKLE

STATE OF MISSOURI)
COUNTY OF COLE)
ON THIS 12 DAY OF December, 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 UNTO SET MY HAND AND AFFIXED MY SEAL THIS 12 DAY OF December, 2017.

MY COMMISSION EXPIRES: March 24, 2020
Florence Jackson
NOTARY PUBLIC, COLE COUNTY, MISSOURI



WE, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COLE COUNTY PLANNING COMMISSION ON THIS 14 DAY OF Nov., 2017.

Michelle Gerstner
MICHELLE GERSTNER, CHAIRMAN COLE COUNTY PLANNING COMMISSION

Larry J. Benz
LARRY J. BENZ, DE DIRECTOR OF COLE COUNTY PLANNING

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT AT THE REQUEST OF BOBBY RUNKLE A SURVEY WAS MADE UNDER MY PERSONAL DIRECTION, REGARDING THE PROPERTY SHOWN ON THIS PLAT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON SAID PLAT AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY SEAL AND SIGNATURE THIS 25 DAY OF OCTOBER, 2017.

Dustin E. Kaiser
DUSTIN E. KAISER PLS 2729



DUSTIN E. KAISER
PROFESSIONAL LAND SURVEYOR
LICENSE NO. LS-2729

PROPERTY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 13 WEST, COLE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 632 PAGE 394 OF THE COLE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE WITH THE SOUTH LINE OF SAID SECTION 26, N 88°50'30" W, 396.13 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY THE DEED IN BOOK 651 PAGE 972 OF THE COLE COUNTY RECORDS; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 26, AND WITH THE EAST LINE OF SAID TRACT, N 16°45'08" W, 127.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT, THENCE WITH THE NORTH LINE OF SAID TRACT, N 88°50'30" W, 163.71 FEET TO THE NORTHWEST CORNER OF SAID TRACT, THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, N 04°56'19" W, 233.77 FEET; THENCE S 82°28'28" W, 480.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 1; THENCE WITH THE EAST RIGHT OF WAY LINE OF STATE ROUTE 1 S 82°29'56" W, 10.00 FEET; THENCE S 7°30'04" E, 148.14 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE DEED IN BOOK 382 PAGE 359 OF THE COLE COUNTY RECORDS; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF STATE ROUTE 1, AND WITH THE NORTH LINE OF THE TRACT DESCRIBED BY THE DEED IN BOOK 382 PAGE 359 OF THE COLE COUNTY RECORDS, S 88°20'32" E, 279.78 FEET; THENCE S 88°50'30" E, 206.89 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2.08 ACRES.

"THE RULES FOR LAND SUBDIVISION OF COLE COUNTY DO NOT REQUIRE THE ROADS OR STREETS IN RURAL OR LOW DENSITY SUBDIVISIONS TO BE PAVED AND THE OWNER HAS ELECTED NOT TO PAVE SAID ROADS OR STREETS. THEREFORE THE COUNTY OF COLE WILL NOT MAINTAIN SAID STREETS OR ROADS AT PUBLIC EXPENSE"

DC
ST
CC
FILED FOR RECORD 3 DAY AFTER 12 OF 2017
AT 10 O'CLOCK AND 30 MINUTES A.M. RECORDED IN
BOOK 12 PAGE 897
RALPH C. BRAY JR., RECORDER
_____, DEPUTY

BARTLETT & WEST
1719 SOUTHRIDGE DRIVE, JEFFERSON CITY, MO.
PHONE 573.634.3181 - FAX 573.634.7904
CERTIFICATE OF AUTHORITY NO. 2005013257 (LAND SURVEYING)
WWW.BARTWEST.COM

BOBBY RUNKLE
SE 1/4, SW 1/4- SECTION 26 TOWNSHIP 45N RANGE 13W
COLE COUNTY, MISSOURI

DESIGNED BY:	DEK	PROJ NO:	18412.001	SHEET NUMBER	
DRAWN BY:	MAB	SCALE:	XXX		1
APPROVED BY:	DEK	DATE:	Oct. 2017		OF 1

Drawing Name: \\int00c0f0101\Production\Proj\18412\18412.001\AutoCad\Plan Set\18412_001_Plat.dwg Layout Name: Layout4 Plotted By: MAB00801 Plotted on: 10/27/2017 2:26:48 PM