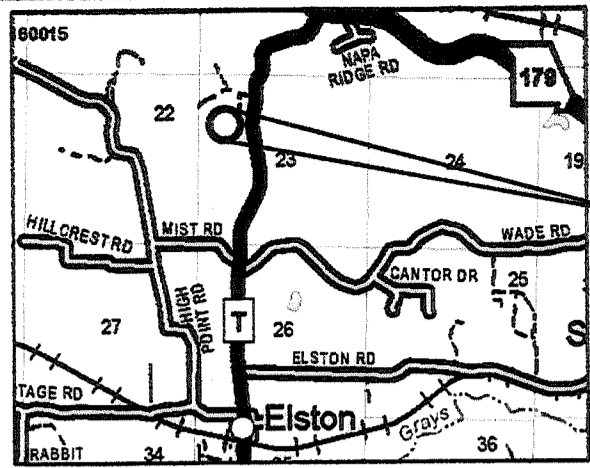


"SCHWARZER ACRES", BEING PART OF THE S 1/2 OF THE NW 1/4 OF SEC. 23, TWP. 45 N., RNG. 13 W., COLE COUNTY, MISSOURI



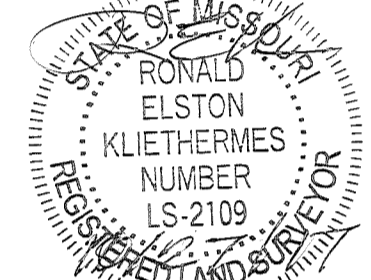
SUBD. LOCATION

SUBDIVISION BOUNDARY DESCRIPTION: PART OF THE TRACT OF LAND DESCRIBED IN THE OWNERS DEED FILED IN BOOK 325, PAGE 712 OF THE COLE COUNTY RECORDS, SAID PART LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 13 WEST, COLE COUNTY, MISSOURI, WITH THE OUTER BOUNDARY OF THIS "SUBDIVISION" BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-INCH DIA IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S.51°55'45"E, ON A DIRECT LINE FOR 866.89 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 332, PAGE 934"; THENCE N.89°57'00"E, ALONG THE SOUTH LINE OF SAID TRACT PER BOOK 332, PAGE 934" FOR 566.98 FEET TO THE POINT OF "BEGINNING" OF THIS SUBDIVISION BOUNDARY DESCRIPTION; THENCE CONTINUING N.89°57'00"E, ALONG THE SOUTH LINE OF SAID TRACT PER BOOK 332, PAGE 934" FOR 214.17 FEET; THENCE DEPARTING SAID LINE S10°10'00"W FOR 321.05 FEET; THENCE S.07°48'38"E FOR 239.24 FEET; THENCE S.43°24'21"W FOR 251.09 FEET; THENCE N.38°26'27"W FOR 356.41 FEET; THENCE N.48°45'56"E FOR 93.44 FEET; THENCE N.48°17'42"E FOR 220.92 FEET; THENCE N.07°39'00"W FOR 252.69 FEET TO THE POINT OF "BEGINNING", CONTAINING 3.63 ACRES, MORE OR LESS, AND BEING SUBJECT TO AND HAVING THE BENEFIT OF ANY EASEMENTS AND COVENANTS OF RECORD OR NOT OF RECORD, INCLUDING THE NON-EXCLUSIVE USE OF THE 40-FOOT WIDE ACCESS & UTILITY EASEMENT SHOWN AND NOTED HEREON. (* = ALL 'BOOK & PAGE' REFERENCES ARE TO THE COLE COUNTY RECORDS.)

SURVEYOR'S CERTIFICATE: THIS IS THE RESULT OF MY SUBDIVISION SURVEY PREPARED UNDER MY DIRECT SUPERVISION, WHICH I CERTIFY TO BE TRUE AND CORRECT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT 'MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS' 20 CSR 2030-16.

Ronald E. Kliethermes
 RONALD E. KLIETHERMES, PLS
 MISSOURI PROF. LAND SURVEYOR #LS-2109
 DATE: OCT. 27, 2017



OWNER'S CERTIFICATE: KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THE 'SUBDIVISION' EXHIBITED HEREON, HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND DIVIDED AS DESCRIBED, DEPICTED AND TRULY SET FORTH ON THIS PLAT. THE 40-FOOT WIDE PRIVATE INGRESS-EGRESS & UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR USE BY AND FOR THE BENEFIT OF LOT 1 AND ADJACENT LANDS HEREON, AND FOR ANY FUTURE TRACTS OR LOTS LYING ADJACENT TO SAID EASEMENT. THE TAXES DUE AND PAYABLE AGAINST SAID PROPERTY ARE PAID IN FULL.

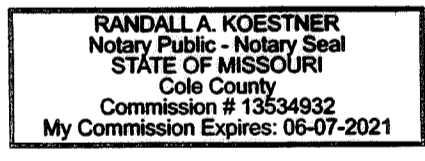
IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS ON THIS 29 DAY OF November, 2017.

BY: *Carl L. Schwarzer* AND *Judy Sue Schwarzer*
 CARL L. SCHWARZER AND JUDY SUE SCHWARZER

STATE OF MISSOURI }
 COUNTY OF Cole } s.s.

BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED OWNERS, WHO EXECUTED THE FOREGOING INSTRUMENT ON THE DATE WRITTEN ABOVE, AND ACKNOWLEDGED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DATE ABOVE WRITTEN.

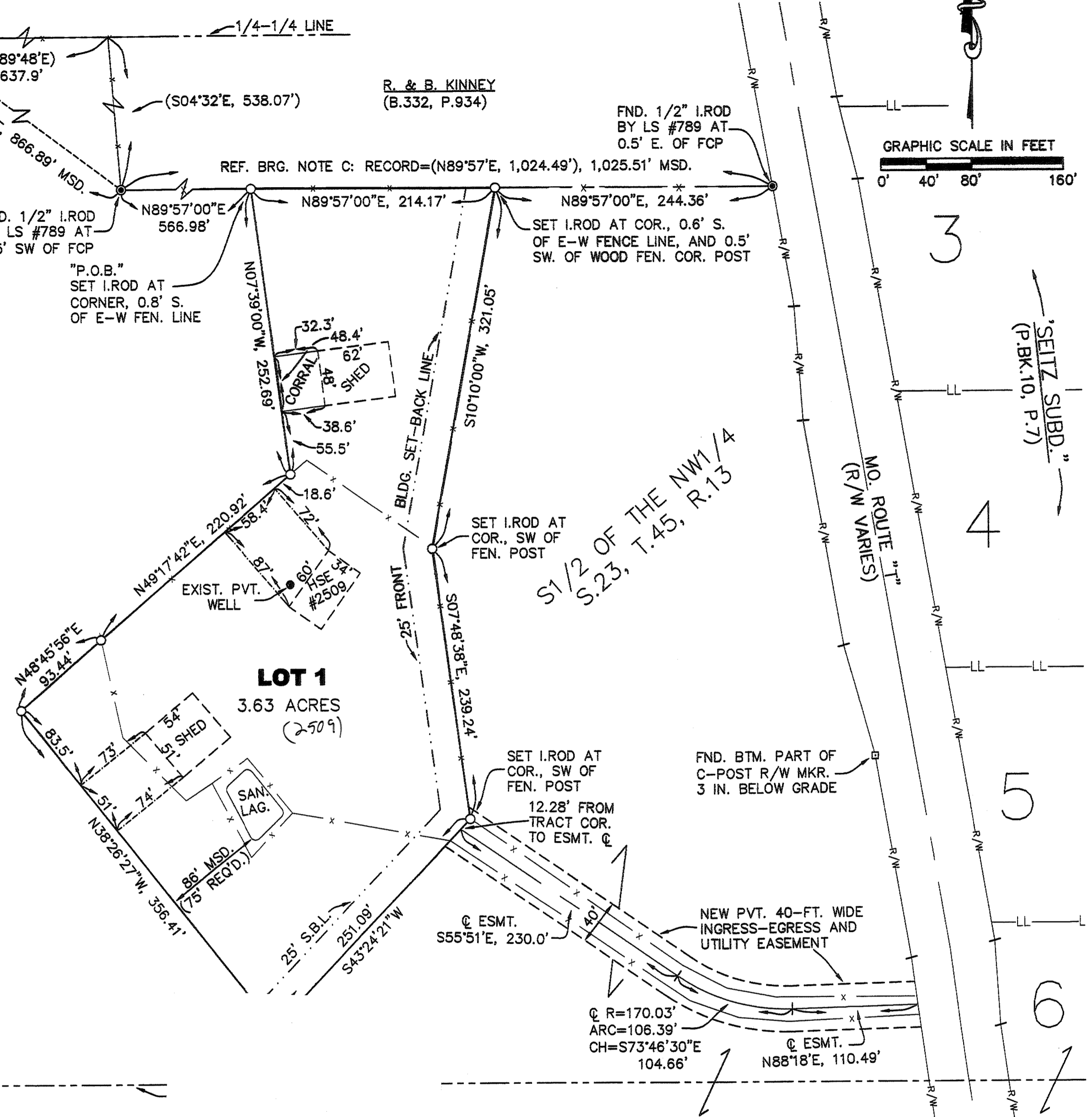
Randall A. Koestner
 NOTARY PUBLIC



COLE COUNTY PLANNING COMMISSION: WE THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE 10 DAY OF October, 2017.

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

- GENERAL PROPERTY NOTES & SURVEY INFORMATION:**
- OWNERS: CARL L. AND JUDY SUE SCHWARZER, HUSBAND & WIFE.
 - CURRENT DEED: WARRANTY DEED FILED ON DEC. 21, 1990 IN BOOK 325, PAGE 712 OF THE COLE COUNTY RECORDS.
 - BASIS FOR BEARINGS: THE EXISTING NORTHERN PROPERTY LINE OF SCHWARZER IN THE SUBJECT AREA, BEING THE SOUTHERN LINE OF A TRACT CONVEYED TO ROBERT & BRENDA KINNEY, H&W PER WARRANTY DEED FILED ON DEC. 03, 1991 IN BOOK 332, PAGE 934, AS SHOWN HEREON.
 - PRIOR RECORD SURVEYS: COLE COUNTY SURVEYOR'S RECORD BK.#12, PAGE 48, BY E.A. MUELLER, PLS #789, JUNE 23, 1987. (THE ABOVE NOTED KINNEY TRACT BEING THE EASTERN 12.56-ACRES OF THE 16.3-ACRE TRACT DEPICTED ON SAID RECORD SURVEY BY E.A. MUELLER. NO OTHER SURVEY OF THE 12.56-AC TRACT WAS FOUND.)
 - UTILITY PROVIDERS: ELECTRIC = 3-RIVERS ELEC. COOP., WATER = PRIVATE WELL, SEWER = PRIVATE LAGOON, PHONE & TV = CENTURYLINK AND LEVEL 3 COMM'S, FIBER-OPTIC.
 - COLE COUNTY BUILDING 'SET-BACK LINES' ("S.B.L."): FRONT = EASTERN 3 SEGMENTS FACING RTE "T": 25 FEET MINIMUM. ALL OTHER LINES = 10 FEET.
 - TYPE "RURAL" PROPERTY - MISSOURI PRECISION REQUIREMENTS: THIS SURVEY MEETS THE CURRENT PRECISION STANDARD OF 100 PPM, (+/- 0.10 FEET PER 1,000 FEET), FOR DISTANCES OF 1,000 FEET OR LESS. (THE DEGREE OF PRECISION OF BEARINGS AND DISTANCES SHOWN HEREON IS PROVIDED FOR MATHEMATICAL CHECKING OF 'CLOSURE'.)
 - FEMA: NO PART OF THIS SUBDIVISION IS LOCATED IN A 'FLOOD HAZARD ZONE' OF THE CURRENT MAPS OF THE NATIONAL FLOOD INS. PROGRAM.
 - THE SURVEYOR HAS MADE NO SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. CLIENT HAS NOT PROVIDED UP-TO-DATE TITLE SEARCH INFORMATION TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD OR NOT OF RECORD MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL.



LEGEND

□	= FOUND R/W STEEL C-POST
●	= FOUND IRON MKR. AS NOTED
○	= SET 5/8" IRON ROD WITH CAP
()	= DEED BK-PG OR RECORD INFO
MSD	= AS MEASURED THIS SURVEY
-x-	= EXISTING B-W FENCE

COLE COUNTY RECORDER OF DEEDS:
 DOCUMENT NO.: 2017 12246
 STATE OF MISSOURI }
 COUNTY OF COLE } s.s.
 FILED FOR RECORD THIS 20 DAY OF December, 2017 AT 10 O'CLOCK AND 35:41 MINUTES A.M., RECORDED IN PLAT BOOK 12, PAGE 572.
 RALPH C. BRAY, JR., RECORDER
 DEPUTY

TITLE: PLAT OF "SCHWARZER ACRES"

OWNER/CLIENTS:
 CARL & JUDY SCHWARZER
 2509 MO. RTE. "T"
 JEFFERSON CITY, MO 65109

DRAWN DKC	SURVEYED REK/DKC	PROJECT 104-563	DATE 9-18-17
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MECO ENGINEERING COMPANY, INC.
 ENGINEERS • SURVEYORS
 2701 INDUSTRIAL DRIVE
 JEFFERSON CITY, MISSOURI 65109
 (573) 893-5558

MO. PROF. LAND SURVEY CORP. LIC. #000186