



**"RE-PLAT OF LOTS 1 & 2 OF STEELE SUBDIVISION"**  
**PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 14 WEST, COLE COUNTY, MISSOURI.**  
**RURAL DENSITY RESIDENTIAL**

**GENERAL SURVEY INFORMATION:**

- A.) SUBJECT TRACT (CURRENT OWNERS DEED) = DEED TO WHEELER: DEED BOOK 661, PAGE 702, FILED IN THE COLE COUNTY RECORDER'S OFFICE.
- B.) FEMA FLOOD HAZARD: FLOOD DESIGNATION WAS NOT PART OF THIS SURVEY.
- C.) PRIOR SURVEYS: SEE PLAT & LAND SURVEY INDEX.
- D.) REFERENCE BEARING: GRID NORTH BASED ON GPS OBSERVATION USING THE MODOT VRS NETWORK.
- E.) ACCURACY STANDARDS CLASSIFICATION: "SUBURBAN"
- F.) NOTE THAT THE DEGREE OF PRECISION SHOWN HEREON WITH REGARD TO THE BOUNDARIES, BEARINGS AND DISTANCES, IS GIVEN FOR MATHEMATICAL CLOSURE ONLY. THE ACTUAL ACCURACY OF THE MEASUREMENTS MEETS THE CURRENT REQUIREMENTS OF THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
- G.) THE PROFESSIONAL SURVEYOR HAS MADE NO INDEPENDENT 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.

**DESCRIPTION:**

LOTS NO. 1 AND 2 OF STEELE SUBDIVISION, PER PLAT OF RECORD IN PLAT BOOK 12, PAGE 405, COLE COUNTY RECORDER'S OFFICE; SAID STEELE SUBDIVISION BEING A PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 14 WEST, COLE COUNTY, MISSOURI.

**SURVEYOR'S CERTIFICATE:** THIS IS A RESULT OF MY SURVEY AS PREPARED UNDER MY DIRECT SUPERVISION DURING MARCH OF 2018, WHICH I CERTIFY TO BE TRUE AND CORRECT, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

*Timothy T. Hamburg*  
 TIMOTHY T. HAMBURG  
 MO. PLS #2012000092  
 DATE: April 18, 2018

**OWNER'S CERTIFICATE**

Know all men by these presents that I, the undersigned, being the owner of the tract of land described in the foregoing Property Boundary Description have caused said tract to be surveyed and subdivided into lots and easements and on this plat the designation of said lots, and the size thereof is fully and truly set forth. The undersigned do hereby dedicate to the present and future owners of Lot B, the 40' wide access easement as shown on this plat, which said plat shall be known as "Re-Plat of Lots 1 & 2 of Steele Subdivision".

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owner of said tract have hereunto set their hands and seals this 18th day of April, 2018.

*Travis Wheeler*  
 Travis Wheeler

STATE OF MISSOURI } ss  
 COUNTY OF COLE }

On this 20th day of April, 2018, before me personally did appear the above signed owner, 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 20th day of April, 2018.

My Commission Expires: 5/15/2021

*Cameron Trickey Cotten*  
 Signature  
 Cameron Trickey Cotten

**CAMERON TRICKEY COTTEN**  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 County of Cole  
 My Commission Expires 5/15/2021  
 Commission # 17107962

Notary Public, County of Cole, State of Missouri

WE, THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THIS 18 DAY OF April, 2018.

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

**COPY**

COLE COUNTY RECORDER OF DEEDS:

DOCUMENT NO.: 2018 03360

STATE OF MISSOURI } S.S.  
 COUNTY OF COLE }

FILED FOR RECORD THIS 20 DAY OF April, 2018, AT 10 O'CLOCK AND 30 MINUTES A.M., RECORDED IN BOOK 12, PAGE 890.

RALPH BRAY, RECORDER

DEPUTY

LEGEND	
<input type="checkbox"/>	FOUND STONE OR R/W MARKER
<input type="checkbox"/>	FOUND IRON ROD AS NOTED
<input type="checkbox"/>	SET 5/8" IRON ROD WITH CAP
<input type="checkbox"/>	POINT
( )	RECORD BEARING-DISTANCE
<input type="checkbox"/>	EXISTING FENCE

TITLE:  
 "REPLAT OF LOT 1 & 2 OF STEELE SUBDIVISION"

CLIENT:  
 TRAVIS WHEELER

DRAWN	SURVEYED	PROJECT	DATE
TTH	JWP	2018-032	03-31-18

**MD-STATE LAND SURVEYING, L.L.C.**  
 P.O. BOX 976  
 LINN, MISSOURI 65051  
 (573) 644-4701

MO. PROF. LAND SURVEY CORP.  
 LIC. #LS-2013001562

County

**NOTES:**

- 1. UTILITY COMPANIES:  
 ELECTRIC: AMEREN UE  
 TELEPHONE: SPRIT  
 GAS: AMEREN UE  
 WATER: RUSSELLVILLE WATER & SEWER MAINTENANCE  
 SANITARY SEWER: RUSSELLVILLE WATER & SEWER MAINTENANCE
- 2. THE SIDE AND REAR SETBACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.
- 3. THE FRONT SETBACK LINES SHALL BE 25 FEET FROM THE RIGHT-OF-WAY LINE.
- 4. 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.

