

"WASSERLAUF ESTATES"

LOCATED IN THE N. 1/2 OF SEC. 10, TWP. 43 N., RNG. 13 W.,
COLE COUNTY, MISSOURI.
CONTAINING 66.7 ACRES, M/L.

LEGEND	
□ FOUND STONE OF RECORD	○ SET 5/8" IRON ROD UNLESS NOTED
● FOUND IRON ROD PER RECORD	B=BUILDING / H=HOME / G=GAZEBO
△ FOUND HIGHWAY R/W MARKER	() DEED BK-PG OR RECORD INFO

GENERAL PROPERTY INFORMATION & OTHER REGULATIONS:

A) CURRENT OWNER: THE GLENN & DONITA STUBINGER REVOCABLE TRUST, GLENN F. STUBINGER AND DONITA STUBINGER TRUSTEES.

B) CURRENT OWNER'S DEED: BOOK 566, PAGE 311 OF THE COLE COUNTY RECORDS.

C) "LAND USE" DESIGNATION: ALL LOTS SHOWN HEREON ARE DESIGNATED "RURAL RESIDENTIAL/COMMERCIAL", THE "TRACT" AND "RESERVED PARCEL" ARE "AGRICULTURAL".

D) RESERVED PARCEL #1 IS INTENDED TO BE CONVEYED TO THE ADJOINING OWNER HEINRICH.

E) MINIMUM BUILDING "SET-BACK" FRONT: 25 FEET, SIDES & REAR: 10 FEET. THE ONE LOCATION DENOTED "1" VAR. IS AN APPROVED VARIANCE TO THE 10-FOOT SIDE SET-BACK FOR A BLDG. ON LOT 4.

F) REFERENCE BEARING: THE SOUTHERN LINE OF "TRACT" OR PER OWNER'S DEED.

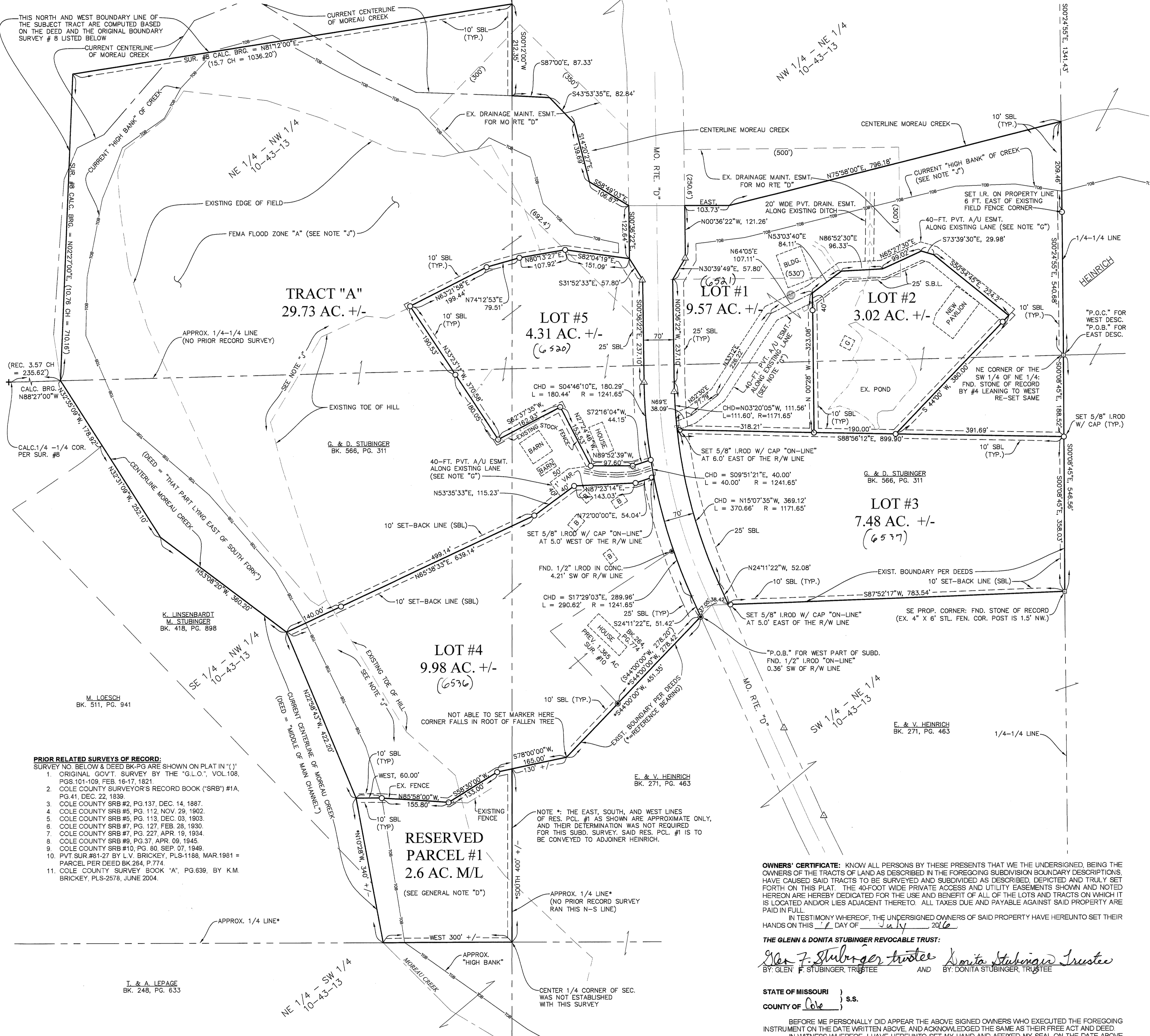
G) THE 40-FOOT WIDE MUTUAL PRIVATE ACCESS AND UTILITY EASEMENT ("A/J ESMT.") SHOWN HEREON ARE DEDICATED TO SERVE ALL OF THE TRACTS & LOTS ON WHICH THEY ARE LOCATED AND/OR ABOUT ANY PROPOSED BUILDING IS SUBJECT TO THE SETBACKS NOTED IN "E" ABOVE.

H) 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 PROPERTY.

I) ACCURACY STANDARDS CLASSIFICATION: TYPE SUBURBAN PROPERTY. REQUIRED MEASUREMENT ACCURACY: WITHIN 0.10 FT. FOR DISTANCES OVER 1,000 FEET (ACCURACY: 1:10,000). NOTE THAT THE DEGREE OF PRECISION OF THE BEARINGS AND DISTANCES SHOWN HEREON IS FOR MATHEMATICAL CLOSURE. THE ACCURACY OF THIS SURVEY'S MEASUREMENTS MEETS THE CURRENT ACCURACY STANDARDS PER 2018 CSR 2003.18-040.

J) FEMA FLOOD HAZARD: PART OF TRACT "A", LOTS 1, 4 & 5, AND RES. PARCEL #1 ARE OR MAY BE LOCATED WITHIN FEMA "ZONE A" PER FIRM NO. 28061C0225E, EFF. DATE NOV. 02, 2012. THE EDGE OF SAID ZONE BEING APPROXIMATELY ALONG THE TOE OF THE HILL WEST OF RTE "D", AND THE TOP OF HIGH BANK EAST OF RTE "D" AS SHOWN HEREON. FEMA DOES NOT DETERMINE THE "BASE FLOOD ELEVATION" FOR "ZONE A" AREAS. NOTE: A "FLOODWAY DEVELOPMENT PERMIT" MUST FIRST BE ACQUIRED FROM THE COUNTY OF COLE PRIOR TO START OF ANY GRADING, FILLING, IMPROVEMENTS OR CONSTRUCTION OF ANY KIND WITHIN SAID "ZONE A". CONTACT THE COLE COUNTY PLANNING DIRECTOR FOR MORE INFORMATION AND PERMIT APPLICATIONS.

K) SERVING UTILITIES: ELECTRIC = AMEREN MISSOURI / PHONE = CENTURYLINK / WATER = PRIVATE / SEWER = PRIVATE



- PRIOR RELATED SURVEYS OF RECORD:**
- SURVEY NO. BELOW & DEED BK-PG ARE SHOWN ON PLAT IN "I"
1. ORIGINAL GOVT. SURVEY BY THE "G.O.", VOL.108, PGS 101-109, FEB. 16-17, 1821
 2. COLE COUNTY SURVEYOR'S RECORD BOOK ("SRB") #1A, PG 41, DEC. 22, 1839
 3. COLE COUNTY SRB #2, PG 137, DEC. 14, 1887
 4. COLE COUNTY SRB #5, PG. 112, NOV. 29, 1902
 5. COLE COUNTY SRB #5, PG. 113, DEC. 03, 1903
 6. COLE COUNTY SRB #7, PG. 127, FEB. 28, 1930
 7. COLE COUNTY SRB #7, PG. 227, APR. 19, 1934
 8. COLE COUNTY SRB #9, PG. 37, APR. 09, 1945
 9. COLE COUNTY SRB #10, PG. 80, SEP. 07, 1949
 10. PVT. SUR. #1127 BY L.V. BRICKEY, PLS-1158, MAR. 1981 = PARCEL PER DEED BK 284, P.774
 11. COLE COUNTY SURVEY BOOK "A", PG. 639, BY K.M. BRICKEY, PLS-2578, JUNE 2004.

SUBDIVISION BOUNDARY DESCRIPTION FOR TRACT "A", LOTS 4 & 5, AND RESERVED PARCEL #1 (WEST OF MISSOURI ROUTE "D"): SEVERAL OF THE TRACTS OF LAND PREVIOUSLY DESCRIBED IN THE CURRENT OWNER'S DEED FILED IN BOOK 566, PAGE 311 OF THE COLE COUNTY RECORDS, SPECIFICALLY ALL THOSE TRACTS OF LAND WHICH ARE LOCATED WITHIN THE NORTH HALF OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 13 WEST, COLE COUNTY, MISSOURI, AND BEING WEST OF MISSOURI ROUTE "D", WITH THE OUTER BOUNDARY THEREOF DESCRIBED AS FOLLOWS:

"COMMENCING" AT A STONE FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE S00°08'45"E, ALONG THE EAST LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 546.56 FEET TO A STONE FOUND AT THE NORTHEAST CORNER OF A TRACT DESCRIBED IN DEED BOOK 271, PAGE 483 OF THE COLE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT PER BOOK 271, PAGE 483 ON THE FOLLOWING THREE COURSES: S87°52'17"W, FOR 785.54 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF MISSOURI ROUTE "D"; THENCE CONTINUING S87°52'17"W, FOR 38.42 FEET; THENCE S44°00'00"W, FOR 37.05 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF MISSOURI ROUTE "D"; AND THE POINT OF "BEGINNING" FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE NORTH AND WEST LINES OF SAID TRACT PER BOOK 271, PAGE 483 ON THE FOLLOWING THREE COURSES: S44°00'00"W, FOR 491.35 FEET; THENCE S78°00'00"W, FOR 130 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH ALONG SAID QUARTER LINE FOR 400 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE ALONG SAID QUARTER LINE FOR 483 TO THE WEST, ALONG THE SOUTH LINE OF THE LAST SAID QUARTER-QUARTER FOR 300 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF MOREAU CREEK; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF MOREAU CREEK ON THE FOLLOWING FIVE COURSES: N10°28'W, FOR 340 FEET; THENCE N22°58'43"W, FOR 422.20 FEET; THENCE N53°09'20"W, FOR 360.20 FEET; THENCE S21°01'09"W, FOR 252.10 FEET; THENCE N32°35'09"W, FOR 178.92 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID CENTERLINE AND NOW ALONG THE NORTHWESTERLY BOUNDARY OF THE SUBJECT PROPERTY PER THE SURVEY OF SAME FILED IN COLE COUNTY SURVEYOR'S RECORD BOOK #9, PAGE 37, AND DESCRIBED IN DEED BOOK 566, PAGE 311 OF THE COLE COUNTY RECORDS, ON THE FOLLOWING THREE COURSES: N02°27'00"E, FOR 710.16 FEET; THENCE N81°12'00"E, FOR 1039.20 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S00°12'00"W ALONG THE QUARTER-QUARTER LINE FOR 212.35 FEET TO THE CENTERLINE OF MOREAU CREEK; THENCE ALONG SAID CENTERLINE ON THE FOLLOWING FOUR COURSES: S87°00'00"E, FOR 87.33 FEET; THENCE S43°53'35"E, FOR 82.84 FEET; THENCE S14°20'27"E, FOR 139.69 FEET; THENCE S58°49'03"E, FOR 106.87 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF MISSOURI ROUTE "D"; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE ON THE FOLLOWING SEVEN COURSES: S00°36'22"E, FOR 122.84 FEET TO HIGHWAY STATION 145+50.6; THENCE S31°52'33"E, FOR 57.80 FEET TO STA. 146+00; THENCE S00°36'22"E, FOR 237.10 FEET TO THE P.C. STA. 148+37.1; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,241.65 FEET, A CHORD OF S04°48'10"E, 180.29 FEET, AND AN ARC LENGTH OF 180.44 FEET TO A SET 5/8-INCH IRON ROD; THENCE ALONG THE SAME SAID CURVE ON A CHORD OF S05°12'1"E, 40.00 FEET, AND AN ARC LENGTH OF 40.00 FEET; THENCE CONTINUING ALONG THE SAME SAID CURVE ON A CHORD OF S17°29'03"E, 289.96 FEET, AND AN ARC LENGTH OF 290.62 FEET TO HIGHWAY P.T. STA. 153+33.6; THENCE S24°11'22"E ALONG SAID RIGHT-OF-WAY FOR 51.42 FEET, TO THE POINT OF "BEGINNING", CONTAINING 46.62 ACRES, MORE OR LESS, AND BEING SUBJECT TO OR HAVING ANY BENEFIT OF EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD.

SUBDIVISION BOUNDARY DESCRIPTION FOR LOTS 1, 2 AND 3 (EAST OF MISSOURI ROUTE "D"): THE EASTERLY PART OF TWO TRACTS OF LAND PREVIOUSLY DESCRIBED IN THE CURRENT OWNER'S DEED FILED IN BOOK 566, PAGE 311 OF THE COLE COUNTY RECORDS, SPECIFICALLY ALL THAT PART OF THE TRACTS OF LAND WHICH ARE LOCATED WITHIN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 13 WEST, COLE COUNTY, MISSOURI, AND BEING EAST OF MISSOURI ROUTE "D", WITH THE OUTER BOUNDARY THEREOF DESCRIBED AS FOLLOWS:

"BEGINNING" AT A STONE FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE S00°08'45"E, ALONG THE EAST LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 546.56 FEET TO A STONE FOUND AT THE NORTHEAST CORNER OF A TRACT DESCRIBED IN DEED BOOK 271, PAGE 483 OF THE COLE COUNTY RECORDS; THENCE S87°52'17"W, ALONG THE NORTH LINE OF SAID TRACT PER BOOK 271, PAGE 483 FOR 785.54 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF MISSOURI ROUTE "D"; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY ON THE FOLLOWING SIX COURSES: N24°11'22"W, FOR 52.08 FEET TO HIGHWAY P.T. STATION 153+33.6; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,171.65 FEET, A CHORD OF N15°07'35"W, 369.12 FEET, AND AN ARC LENGTH OF 370.68 FEET TO A POINT; THENCE CONTINUING ALONG SAID CURVE ON A CHORD OF N03°20'05"W, 111.56 FEET, AND AN ARC LENGTH OF 111.80 FEET TO P.C. STA. 148+37.1; THENCE N00°36'22"W, FOR 121.26 FEET; THENCE N30°39'49"E, FOR 57.80 FEET; THENCE N00°36'22"W, FOR 121.26 FEET TO THE CENTERLINE OF MOREAU CREEK; THENCE ALONG THE CENTERLINE OF MOREAU CREEK ON THE FOLLOWING TWO COURSES: N00°00'00"E, FOR 103.73 FEET; THENCE N75°58'00"E, FOR 796.18 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE LEAVING SAID CENTERLINE S00°24'55"E, ALONG SAID EAST LINE OF THE NW QTR. OF THE NE QTR. FOR 540.68 FEET, TO THE POINT OF "BEGINNING", CONTAINING 20.07 ACRES, MORE OR LESS, AND BEING SUBJECT TO OR HAVING ANY BENEFIT OF EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD.

SURVEYOR'S CERTIFICATE: THIS IS A RESULT OF MY SURVEY AS PREPARED UNDER MY DIRECT SUPERVISION DURING APRIL, 2012, AND FEBRUARY OF 2014, WHICH I CERTIFY TO BE TRUE AND CORRECT, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR "TYPE-SUBURBAN" PROPERTY BOUNDARY SURVEYS.

Ronald E. Kluthermes
MO. PLS #2109
DATE: MAY 10/2016

OWNERS' CERTIFICATE: KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING THE OWNERS OF THE TRACTS OF LAND AS DESCRIBED IN THE FOREGOING SUBDIVISION BOUNDARY DESCRIPTIONS, HAVE CAUSED SAID TRACTS TO BE SURVEYED AND SUBDIVIDED AS DESCRIBED, DEPICTED AND TRULY SET FORTH ON THIS PLAT. THE 40-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF ALL OF THE LOTS AND TRACTS ON WHICH IT IS LOCATED AND/OR LIES ADJACENT THERETO. ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY ARE PAID IN FULL.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS OF SAID PROPERTY HAVE HEREUNTO SET THEIR HANDS ON THIS 10 DAY OF July 2016

THE GLENN & DONITA STUBINGER REVOCABLE TRUST:
 Glenn F. Stubinger, Trustee
 Donita Stubinger, Trustee

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.

Keri A. Hale
 Notary Public
 My Commission Expires 12/22/2019

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 May 2016

Michelle Gerstner, Chairman
 Larry Benz, Director

COPY

COLE COUNTY RECORDER OF DEEDS:
 DOCUMENT NO.: 201606539
 STATE OF MISSOURI } s.s.
 COUNTY OF COLE }
 FILED FOR RECORD THIS 5 DAY OF July 2016 AT 10 O'CLOCK AND 25.24 MINUTES A.M., RECORDED IN PLAT BOOK 12, PAGE 927.

RALPH C. BRAY, JR., RECORDER

TITLE: PLAT OF SUBDIVISION "WASSERLAUF ESTATES" PART OF THE NORTH HALF OF SEC. 10, TWP. 43 N., RNG. 13 W., COLE COUNTY, MISSOURI

CLIENTS: GLENN & DONITA STUBINGER 6520 RTE. "D" RUSSELLVILLE, MO 65074

DRAWN: TTH/ARB SURVEYED FEB. 2014 PROJECT: 104-408 REV. DATE: 04-19-16

MECO ENGINEERING COMPANY, INC. ENGINEERS & SURVEYORS 2701 INDUSTRIAL DR. JEFFERSON CITY, MISSOURI 65109 (573) 993-5558