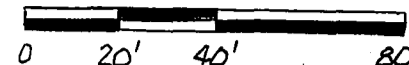


N

GRAPHIC SCALE : 1" = 40'



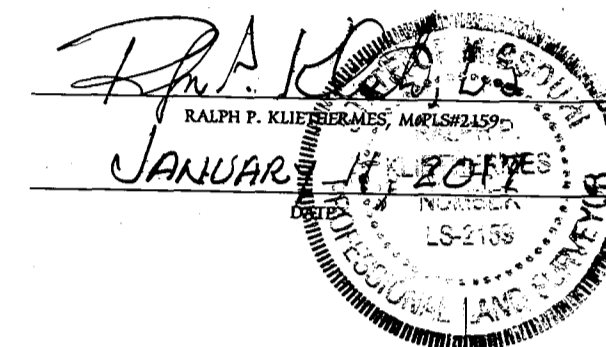
REPLAT OF LOT 1 AND RESERVED TRACT A OF BEVERLY'S HILL SUBDIVISION

BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SEC 20, T45N, R12W, COLE CO., MO.

PROPERTY DESCRIPTION:
ALL OF LOT 1 AND RESERVED TRACT A OF BEVERLY'S HILL SUBDIVISION, AS PER PLAT OF RECORD IN PLAT BOOK 12, PAGE 226 IN THE COLE COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

I, RALPH P. KLIETHERMES, MISSOURI PROFESSIONAL LAND SURVEYOR No. 2159, HEREBY CERTIFY THIS PLAT TO ACCURATELY ILLUSTRATE A SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION DURING NOVEMBER, 2016, ALL IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION, LAND SURVEY PROGRAM.



OWNERS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, BEING THE OWNER OF THE TRACTS OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACTS TO BE RESURVEYED AND RESUBDIVIDED AS SET FORTH HEREON AND THE LOT NUMBERS AND THE SIZES THEREOF AND EASEMENTS CREATED HEREON ARE FULLY AND TRULY SET FORTH. THE UNDERSIGNED DO ALSO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER, ANY EASEMENTS (NOT PRESENTLY OF RECORD) AS SHOWN ON THIS PLAT. THIS PLAT SHALL BE KNOWN AS REPLAT OF LOT 1 AND RESERVED TRACT A OF BEVERLY'S HILL SUBDIVISION.

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER OF SAID TRACTS HAVE HEREUNTO SET HER HAND AND SEAL ON THIS 11th DAY OF January, 2017.

Carla M. Steck
CARLA M. STECK

STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

ON THIS 11th DAY OF January, 2017, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED PROPERTY OWNER WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF January, 2017.

Keri A. Hale
NOTARY PUBLIC



MY COMMISSION EXPIRES: 12/22/2019

DEED OF RECORD

BOOK 641, PAGE 808 AND
BOOK 350, PAGE 45 IN THE COLE COUNTY RECORDER'S OFFICE

REF. SURVEYS:

BEVERLY'S HILL SUBDIVISION (PLAT BOOK 12, PAGE 226)

REPLAT OF LOT 1 AND RESERVED TRACT A OF BEVERLY'S HILL SUBDIVISION		
FOR: CARLA M. STECK		
OSAGE COUNTY LAND SURVEYING, LLC		
L.S. 2159	P.O. BOX 201 LINN, MISSOURI	65051
PART OF S20-T45N-R12W-5PM		
SE 1/4 - SE 1/4		
SURVEY NO. : 2016-107	SCALE : 1" = 40'	DRAWN BY : RPK

(2)

LILLARD
Bk. 639, Pg. 697

LOT 1-A
1.00 ACRE
(2116)

RESERVE TRACT A-1
1.31 ACRE
DOES NOT CONSTITUTE AN
INDIVIDUAL BUILDING LOT

SICKINGER
Bk. 239, Pg. 212

STECK
Bk. 641, Pg. 808

ATELIER DRIVE (60' R.O.W.)
* N25°18'43"E - 394.16'
* N25°18'43"E - 164.00'
* N72°32'50"W - 268.15'
* S72°32'50"E - 268.15'
* S58°33'24"W - 339.13'
* S58°33'24"W - 131.00'
* S11°27'39"W - 176.89'
* N79°24'11"W - 307.85'
* N79°24'11"W - 192.60'
* N69°09'47"W - 179.91'
* N69°09'47"W - 50.15'
* N69°28'22"W - 10.07'
* N69°28'22"W - 10.27'

(12)

STECK FARMS, LLC
Bk. 589, Pg. 674

DATE :
OCTOBER 28, 2016

* BEARING NOTE :
BEARINGS ARE RELATIVE TO
PLAT OF "BEVERLY'S HILL SUBDIVISION"
RECORDED IN PLAT BOOK 12, PAGE 226,
COLE COUNTY RECORDER'S OFFICE

CONFLICT:

EASEMENTS:
AS SHOWN

GENERAL NOTES & INFORMATION

- BUILDING SETBACK LINES "SBL"**
25 FEET ALONG FRONT AND SIDE LINES
15 FEET ALONG REAR LOT LINES.
- UTILITY EASEMENTS:**
15 FEET WIDE AT FRONT LOT LINES,
- UTILITY PROVIDERS:**
WATER = INDIVIDUAL
SEWER = INDIVIDUAL
ELECTRIC = THREE RIVERS ELECTRIC CO-OP
TELEPHONE = CENTURYLINK
- RESTRICTIONS:**
ALL PREVIOUSLY PLATTED SETBACKS AND EASEMENTS ARE HEREBY VACATED FOR LOT 1 AND RESERVED TRACT A BY THE ACCEPTANCE OF AND RECORDING OF THIS REPLAT.
ALL OTHER RESTRICTIONS AND EASEMENTS OF RECORD TO REMAIN IN EFFECT UNLESS OTHERWISE NOTED FOR THE REMAINDER OF BEVERLY'S HILL SUBDIVISION RECORDED IN PLAT BOOK 12, PAGE 226 IN THE COLE COUNTY RECORDER'S OFFICE.

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

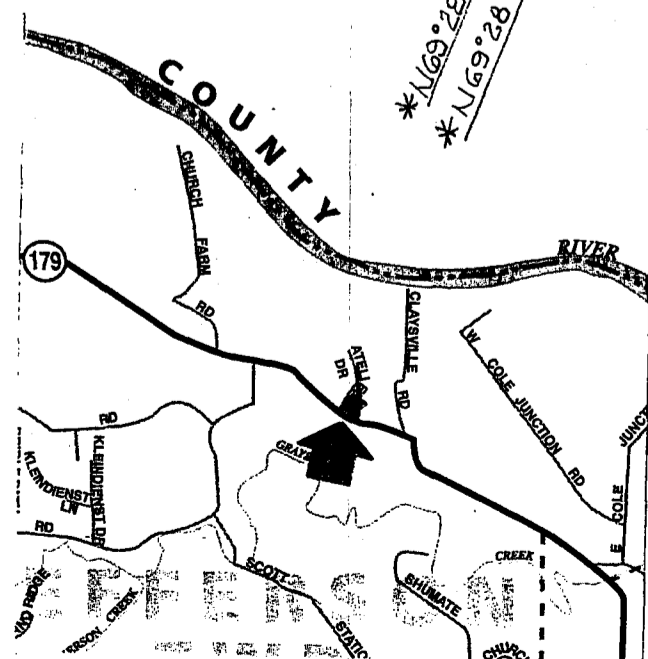
Larry Bevilacqua
LARRY BEVILACQUA, P.E., DIRECTOR
Michelle Gerstner
MICHELLE GERSTNER, CHAIRMAN

Document No. 201700328

STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

Filed for record this 12 day of January, 2017,
at 9 O'clock and 54:52 minutes A. M.,
recorded in Plat Book 12, Page 841.

Ralph C. Bray, Jr., Recorder -
Candace Schrimpf
Deputy
Candace Schrimpf, Deputy



LOCATION MAP