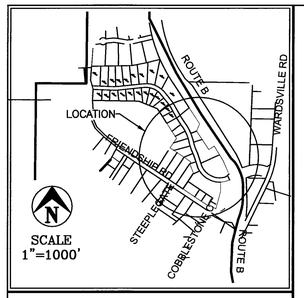
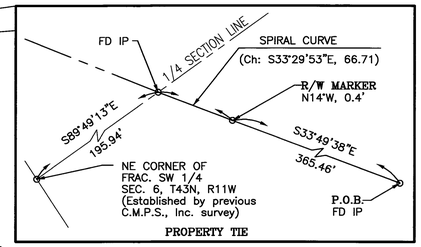
# CLOVER MIST SUBDIVISION
## 12.74 ACRES – ZONED C2, RM & C2




SITE LOCATION MAP



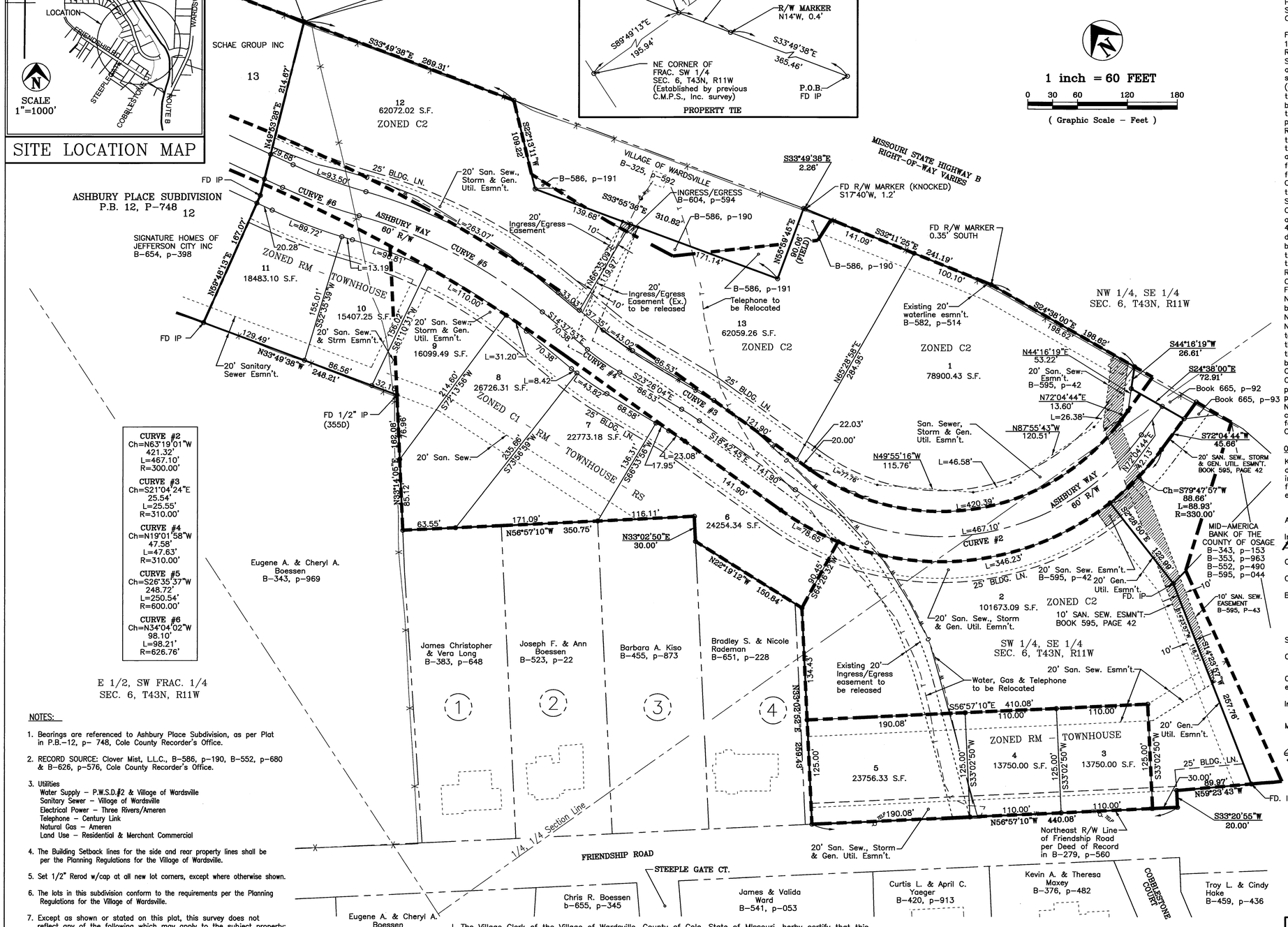

PROPERTY TIE




1 inch = 60 FEET

0 30 60 120 180

( Graphic Scale – Feet )




| | |
|---|---|
| CURVE #2 | Ch=N63°19'01"W 421.32' L=467.10' R=300.00' |
| CURVE #3 | Ch=S21°04'24"E 25.54' L=25.55' R=310.00' |
| CURVE #4 | Ch=N19°01'58"W 47.58' L=47.63' R=310.00' |
| CURVE #5 | Ch=S26°35'37"W 248.72' L=250.54' R=600.00' |
| CURVE #6 | Ch=N34°04'02"W 98.10' L=98.21' R=626.76' |

E 1/2, SW FRAC. 1/4
SEC. 6, T43N, R11W

NOTES:

1. Bearings are referenced to Ashbury Place Subdivision, as per Plat in P.B.-12, p- 748, Cole County Recorder's Office.
2. RECORD SOURCE: Clover Mist, L.L.C., B-586, p-190, B-552, p-680 & B-626, p-576, Cole County Recorder's Office.
3. Utilities
   Water Supply – P.W.S.D.#2 & Village of Wardsville
   Sanitary Sewer – Village of Wardsville
   Electrical Power – Three Rivers/Ameren
   Telephone – Century Link
   Natural Gas – Ameren
   Land Use – Residential & Merchant Commercial
4. The Building Setback lines for the side and rear property lines shall be per the Planning Regulations for the Village of Wardsville.
5. Set 1/2" Rerod w/cap at all new lot corners, except where otherwise shown.
6. The lots in this subdivision conform to the requirements per the Planning Regulations for the Village of Wardsville.
7. Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: record easements, building setbacks, restrictions, zoning or any other land use regulations or any other facts which an accurate and current title search may disclose.
8. The property is located within FEMA Zone X, outside the 500 Year Floodplain per FEMA Map Number 29051C0143E, Effective Date November 2, 2012.
9. The Ingress/Egress Easements recorded in B-325, p-594, B-329, p-656, B-329, p-657, B-333, p-705 & B-604, p-594, Cole County recorder's Office, to be released by the Village of Wardsville.
10. Property may or may not be subject to a Blanket Right-Of-Way Easement granted to Three Rivers Electric in B-565, p-590, Cole County Recorder's Office.

I, The Village Clerk of the Village of Wardsville, County of Cole, State of Missouri, herby certify that this plat was approved by the Chairman of Board of Trustee's of the Village of Wardsville by Ordinance No. 230.

Approved this 3rd day of August 2016

William W. Gratz, Chairman

Shirley Stockman, Village Clerk

Director of Public Works

Don Welch
Planning and Zoning Chairman

CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.
Engineer

**PROPERTY BOUNDARY DESCRIPTION**

Part of the Northwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter, all in Section 6, Township 43 North, Range 11 West, in the Village of Wardsville, Cole County, Missouri, more particularly described as follows:

From the northeast corner of the Southwest Fractional Quarter of Section 6, Township 43 North, Range 11 West; thence S89°49'13"E, along the Quarter Section Line, 195.94 feet to the southwesterly Right-Of-Way Line of Missouri State Highway B, also being a point on the boundary of Ashbury Place Subdivision, as per plat of record in Plat Book 12, page 748, Cole County Recorder's Office; thence along the southwesterly Right-Of-Way line of Missouri State Highway B the following courses: southeasterly, along the boundary of said Ashbury Place Subdivision, on a spiral curve to the left (Ch:S33°29'53"E, 66.71 feet); thence S33°49'38"E, along said Ashbury Place Subdivision, 365.46 feet to the POINT OF BEGINNING for this description; thence S33°49'38"E, 269.31 feet to a point on the boundary of the property described in Book 325, page 592, Cole County Recorder's Office; thence leaving the southwesterly Right-Of-Way Line of said Missouri State Highway B and along the boundary of the properties described in Book 325, page 592, Book 586, page 190 and Book 586, page 191, Cole County Recorder's Office the following courses: S22°13'11"W, 109.22 feet; thence S33°55'36"E, 310.82 feet; thence N55°59'45"E, 90.06 feet to the southwesterly Right-Of-Way line of Missouri State Highway B; thence leaving the boundary of said properties described in Book 325, page 592, Book 586, page 190 and Book 586, page 191 and along the southwesterly Right-Of-Way line of Missouri State Highway B the following courses: S33°49'38"E, 2.26 feet; thence S32°11'25"E, 241.19 feet; thence S24°38'00"E, 198.62 feet to a point on the boundary of a tract described in Book 665, page 92, Cole County recorder's Office; thence leaving the southwesterly Right-Of-Way Line of said Missouri State Highway B and along the boundary of said tract in Book 665, page 92 the following courses: S44°16'19"W, 26.61 feet; thence S24°38'00"E, 72.91 feet to a point on the boundary of a tract described in Book 595, page 44, Cole County Recorder's Office; thence leaving the boundary of said tract described in Book 665, page 92 and along the boundary of said tract described in Book 595, page 44 the following courses: S72°04'44"W, 45.66 feet; thence southwesterly on a curve to the right, having a radius of 330.00 feet, an arc distance of 88.93 feet (Ch:S79°47'57"W, 88.66 feet); thence S2°28'50"E, 122.99 feet to a point on the boundary of the property described in Book 552, page 490, Cole County Recorder's Office; thence leaving the boundary of said tract described in Book 595, page 044, S14°23'57"W, along the boundary of said tract described in Book 552, page 490, 257.76 feet to the northerly Right-Of Way line of the Friendship Road Connection; thence N59°23'43"W, along the northerly Right-Of-Way line of the Friendship Road Connection, 89.97 feet; thence S33°20'55"W, continuing along the northerly Right-Of-Way line of the Friendship Road Connection, 20.00 feet to the northerly Right-Of-Way line of Friendship Road; thence N56°57'10"W, along the northerly Right-Of-Way line of Friendship Road, 440.08 feet to a point on the boundary of a tract described in Book 651, page 228, Cole County Recorder's Office; thence N33°02'52"E, along the boundary of said tract described in Book 651, page 228, 259.43 feet; thence N22°19'12"W, continuing along the boundary of said tract described in Book 651, page 228, 150.84 feet to a point on the boundary of a tract described in Book 455, page 873, Cole County Recorder's Office: thence N33°02'50"E along the boundary of said tract described in Book 455, page 873, 30.00 feet; thence N56°57'10"W, along the boundary of said tract described in Book 455, page 873 and along the boundary of tracts described in Book 523, page 022 and Book 383, page 648, Cole County Recorder's Office, 350.75 feet to a point on the boundary of a tract described in Book 343, page 969, Cole County Recorder's Office; thence N33°14'05"E, along the boundary of said tract described in Book 343, page 969, 162.08 feet; thence N33°49'38"W, along the boundary of said tract described in Book 343, page 969, 248.21 feet to a point on the boundary of aforesaid Ashbury Place Subdivision; thence N59°48'13"E, along the boundary of said Ashbury Place Subdivision, 167.07 feet; thence N49°53'28"E, continuing along the boundary of said Ashbury Place Subdivision, 214.67 feet to the point of beginning for this description.
Containing 12.74 Acres.

**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 Description, have caused said tract to be surveyed and subdivided into Lots and Streets, and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all streets and easements as shown on this plat and said subdivision shall be known as CLOVER MIST SUBDIVISION.

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

In Witness whereof, the undersigned owner of said tract has hereunto set his hand this 4th day of August, 2016.

Clover Mist, L.L.C., a Missouri limited liability company.

Clover Mist, L.L.C.

By Lawrence Bernard Hoelscher Trustee
Lawrence Bernard Hoelscher, Trustee of the
Lawrence Bernard Hoelscher Revocable Living
Trust U/A/D February 25, 2010, Member

STATE OF MISSOURI } ss
COUNTY OF Cole }

On this 4th day of August, 2016, before me personally did appear the above signed property owner who executed the foregoing instrument and acknowledged the same to be his free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 4th day of August, 2016.

My Commission Expires: August 20, 2019

Gregory Dorge, Notary Public, Cole County.

GREGORY DORGE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 15207069
My Commission Expires: 8/20/2019

Document No. 201608004

STATE OF MISSOURI } ss
COUNTY OF COLE }

Filed for record 9 day of August, 2016.
at 8 o'clock and 31:54 Minutes A M.,
recorded in Book 12, Page 829.

Ralph C. Bray, Jr., Recorder

Candace Schrimpf, Deputy

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Lawrence Bernard Hoelscher, a Property Boundary Survey and Subdivision was made under my personal direction regarding the property shown in this plat and that the results are represented correctly. This survey was performed on accordance with the requirements of the Missouri Minimum Standards for a Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 6th day of July, 2016.

STATE OF MISSOURI
KEITH BRICKEY
NUMBER PLS-2578
PROFESSIONAL LAND SURVEYOR
7/6/16

Keith M. Brickey
Mo. P.L.S. #2578
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #000355


Central Missouri Professional Services, Inc.
ENGINEERING – SURVEYING – MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898


TITLE: CLOVER MIST SUBDIVISION
WARDSVILLE, MO

FOR: LARRY B. HOELSCHER

| | | | | |
|---|---|---|---|---|
| DATE 7-06-16 | DRN. BY JHH | SCALE 1"=60' | BOOK | |
| REV. DATE | CKD. BY JBR/KMB | SHEET 1 OF 1 | JOB NO. 84-001 | |