

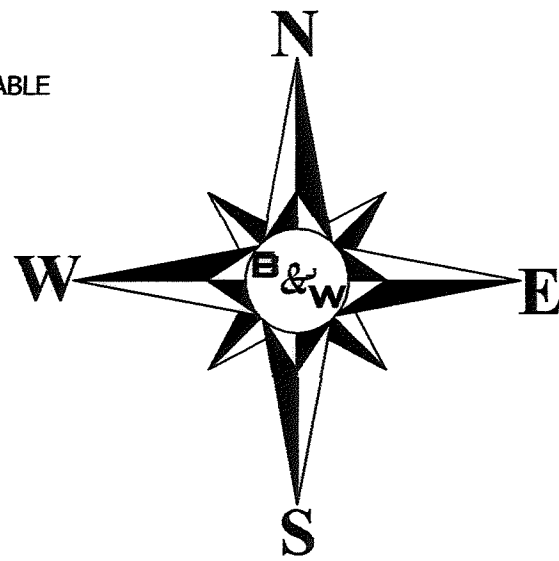
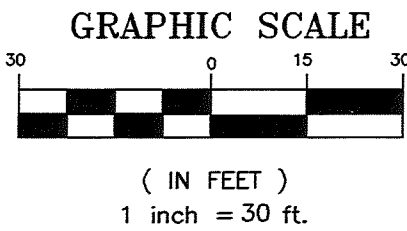
PROPERTY CLASSIFICATION: RESIDENTIAL
 SURVEY FOR: GERALD P. WILBERS AND RUTH A. WILBERS
 APRIL 2017

FRONT SETBACKS 25 FEET
 SIDE SETBACKS 10 FEET

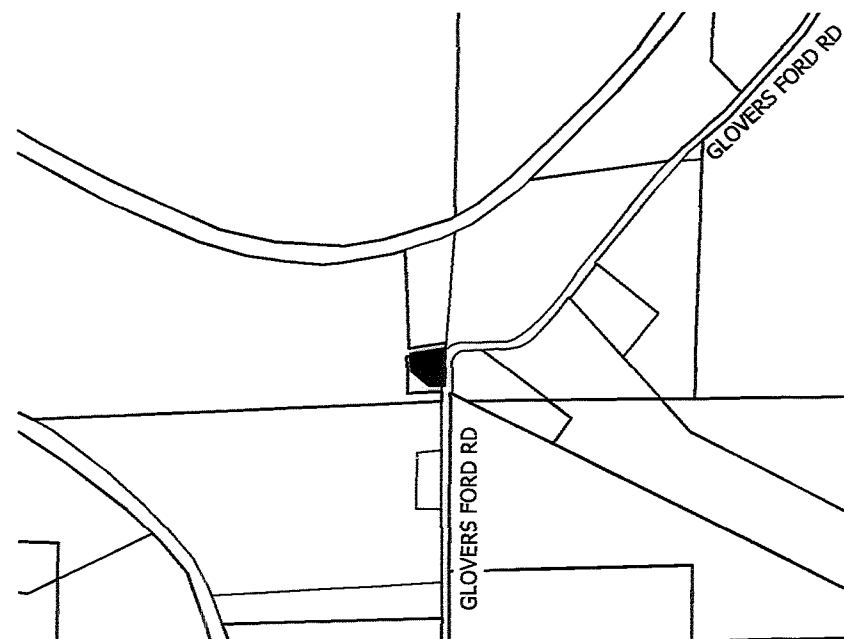
REFERENCE BEARING:
 BASED ON NAD 1983, MISSOURI STATE PLANE
 COORDINATE SYSTEM CENTRAL ZONE

NOTES: ABSTRACT OR TITLE INSURANCE POLICY WAS NOT AVAILABLE
 FOR REVIEW, ADDITIONAL EASEMENTS MAY EXIST.

UTILITIES:
 ELECTRIC: THREE RIVERS
 WATER: PRIVATE
 SEWER: INDIVIDUAL
 TELEPHONE: CENTURY LINK
 LAND USE: RESIDENTIAL



LOCATION MAP
 NOT TO SCALE



LEGEND

- FOUND AS NOTED
- SET 5/8" ROD W/ CAP CLS 2005013257
- COMPUTED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R RECORD
- M MEASURED
- RA RADIUS
- CH CHORD
- L ARC LENGTH
- CL CHORD LENGTH

OWNER'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS THAT GERALD P. WILBERS AND RUTH A. WILBERS, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED INTO A LOT AND ON THIS PLAT THE LOT NUMBER AND THE SIZES THEREOF ARE FULLY AND TRULY SET FORTH, AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC, TRACT A AS SHOWN ON THIS PLAT AND SAID SUBDIVISION SHALL BE KNOWN AS C AND M ESTATES SECTION 2.

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

IN WITNESS WHEREOF THE UNDERSIGNED OWNERS OF SAID TRACT HAVE HEREUNTO SET THEIR HAND AND SIGNATURE THIS 11 DAY OF MAY, 2017.

Gerald P. Wilbers
 GERALD P. WILBERS
Ruth A. Wilbers
 RUTH A. WILBERS

STATE OF MISSOURI)
) SS
 COUNTY OF COLE)

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

IN WITNESS WHEREOF, I HAVE UNTO SET MY HAND AND AFFIXED MY SEAL THIS 11th DAY OF May, 2017.

MY COMMISSION EXPIRES: 12/22/2019

KERI A. HALE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 County of Cole
 My Commission Expires 12/22/2019
 Commission # 15450688

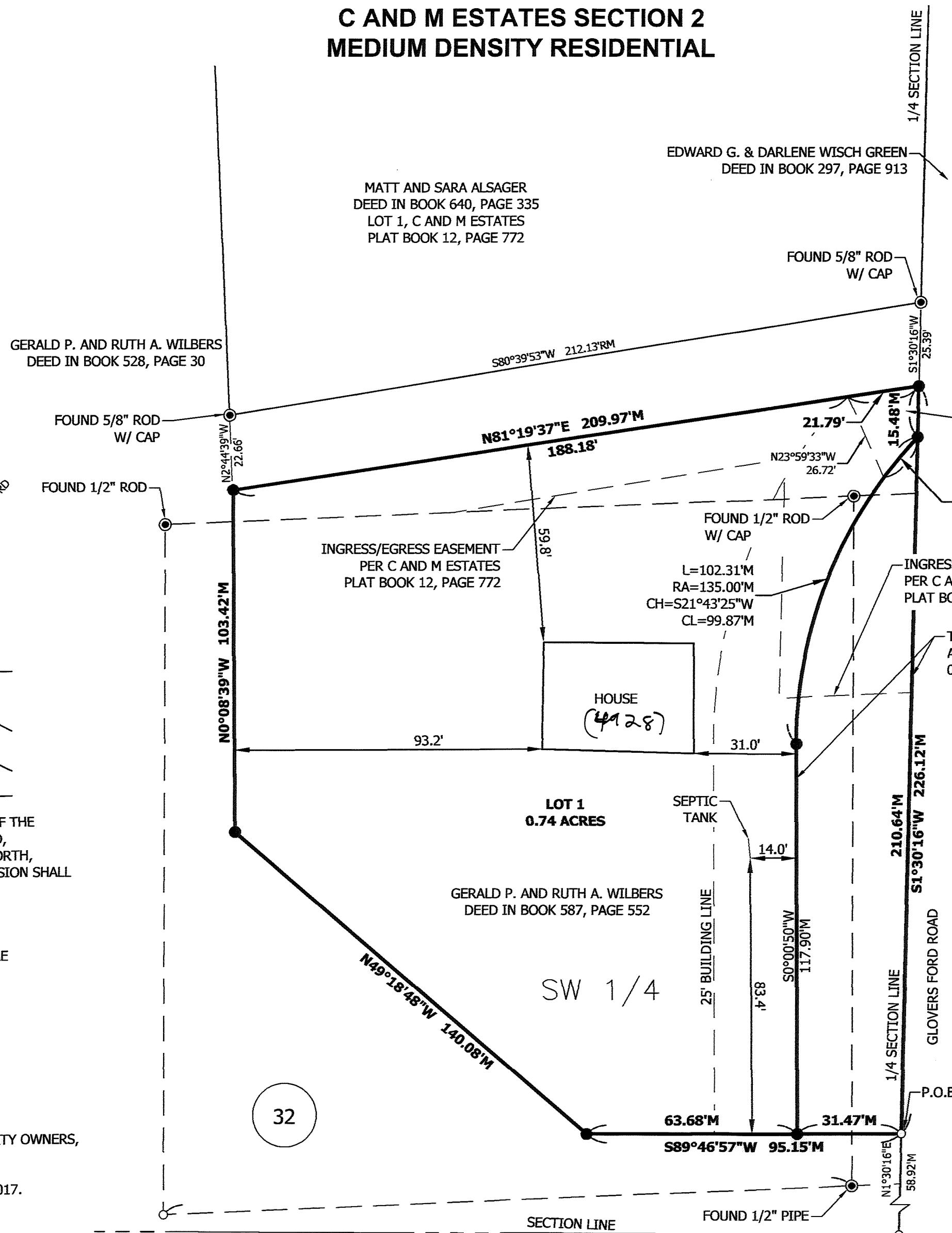
Keri A. Hale
 Keri A. Hale
 NOTARY PUBLIC, COLE COUNTY, MISSOURI

WE, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COLE COUNTY PLANNING COMMISSION ON THIS 9th DAY OF May, 2017.

Michelle Gerstner
 MICHELLE GERSTNER, CHAIRMAN COLE COUNTY PLANNING COMMISSION

Larry J. Benz
 LARRY J. BENZ, PE DIRECTOR OF COLE COUNTY PLANNING

**C AND M ESTATES SECTION 2
 MEDIUM DENSITY RESIDENTIAL**



PROPERTY DESCRIPTION:
 PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 11 WEST, COLE COUNTY, MISSOURI, BEING PART OF THE TRACTS DESCRIBED BY THE DEEDS IN BOOK 528 PAGE 30 AND BOOK 587 PAGE 552 ALL OF THE COLE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 STARTING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE WITH THE QUARTER SECTION LINE, N 01°30'16" E, 58.92 FEET TO THE POINT OF BEGINNING.
 THENCE FROM THE POINT OF BEGINNING, LEAVING THE QUARTER SECTION LINE, S 89°46'57" W, 95.15 FEET; THENCE N 49°18'48" W, 140.08 FEET; THENCE N 0°08'39" W, 103.42 FEET; THENCE N 81°19'37" E, 209.97 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 32; THENCE WITH THE QUARTER SECTION LINE, S 1°30'16" W, 226.12 FEET TO THE POINT OF BEGINNING AND CONTAINS 0.88 ACRES.

PROPOSED INGRESS/EGRESS EASEMENT TO BE GIVEN BY SEPARATE DOCUMENT.

L=15.97'
 RA=135.00'
 CH=S40°02'42"W
 CL=15.96'

INGRESS/EGRESS EASEMENT PER C AND M ESTATES PLAT BOOK 12, PAGE 772

TRACT A ADDITIONAL RIGHT OF WAY 0.14 ACRES

LOT 1
 CHARLES BEXTEN ACRES
 PLAT IN BOOK 12, PAGE 616
 SURVEY IN BOOK A, PAGE 860



DUSTIN E. KAISER
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. LS-2729

SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT AT THE REQUEST OF GERALD P. WILBERS AND RUTH A. WILBERS A SURVEY WAS MADE UNDER MY PERSONAL DIRECTION, REGARDING THE PROPERTY SHOWN ON THIS PLAT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON SAID PLAT AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR SUBURBAN STANDARD AS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.

IN WITNESS WHEREOF I HAVE HE SIGNATURE THIS 10 DAY OF

Dustin E. Kaiser
 DUSTIN E. KAISER PLS.

DOCUMENT NO. 20170444

STATE OF MISSOURI)
)
 COUNTY OF COLE)

FILED FOR RECORD 15th DAY
 AT 1 O'CLOCK AND 15
 BOOK 12, PAGE 8

LARRY D. RADEMAN, RECORDER

_____, DEPUTY

Bartlett & West

PHONE: 573.634.3181 - FAX: 573.634.7904
 1719 SOUTHRIDGE DR. - JEFFERSON CITY, MO 65109
 WWW.BARTWEST.COM

CERTIFICATE OF AUTHORITY NO. 2005013257 (LAND SURVEYING)

**C AND M ESTATES SECTION 2
 SECTION 32, TOWNSHIP 44 NORTH, RANGE 11 WEST
 COLE COUNTY, MISSOURI**

DESIGNED BY:	DEK	PROJ NO:	19550.001	SHEET NUMBER
DRAWN BY:	DKS	SCALE:	AS NOTED	1 OF 1
APPROVED BY:	DEK	DATE:	MAY 2017	

Drawing Name: W:\Prof\19550\19550.001\AutoCad\Xref\19550.dwg Survey Calc.dwg Layout Name: Layout1 Plotted By: DK501116 Plotted on: 5/8/2017 1:58:03 PM
 Last edit on: 00/00/00