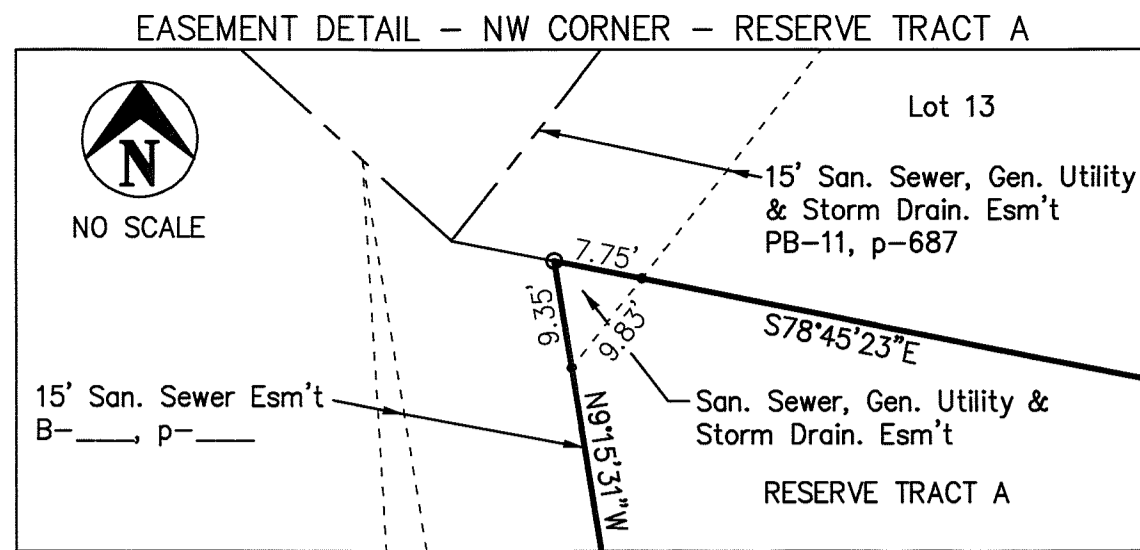
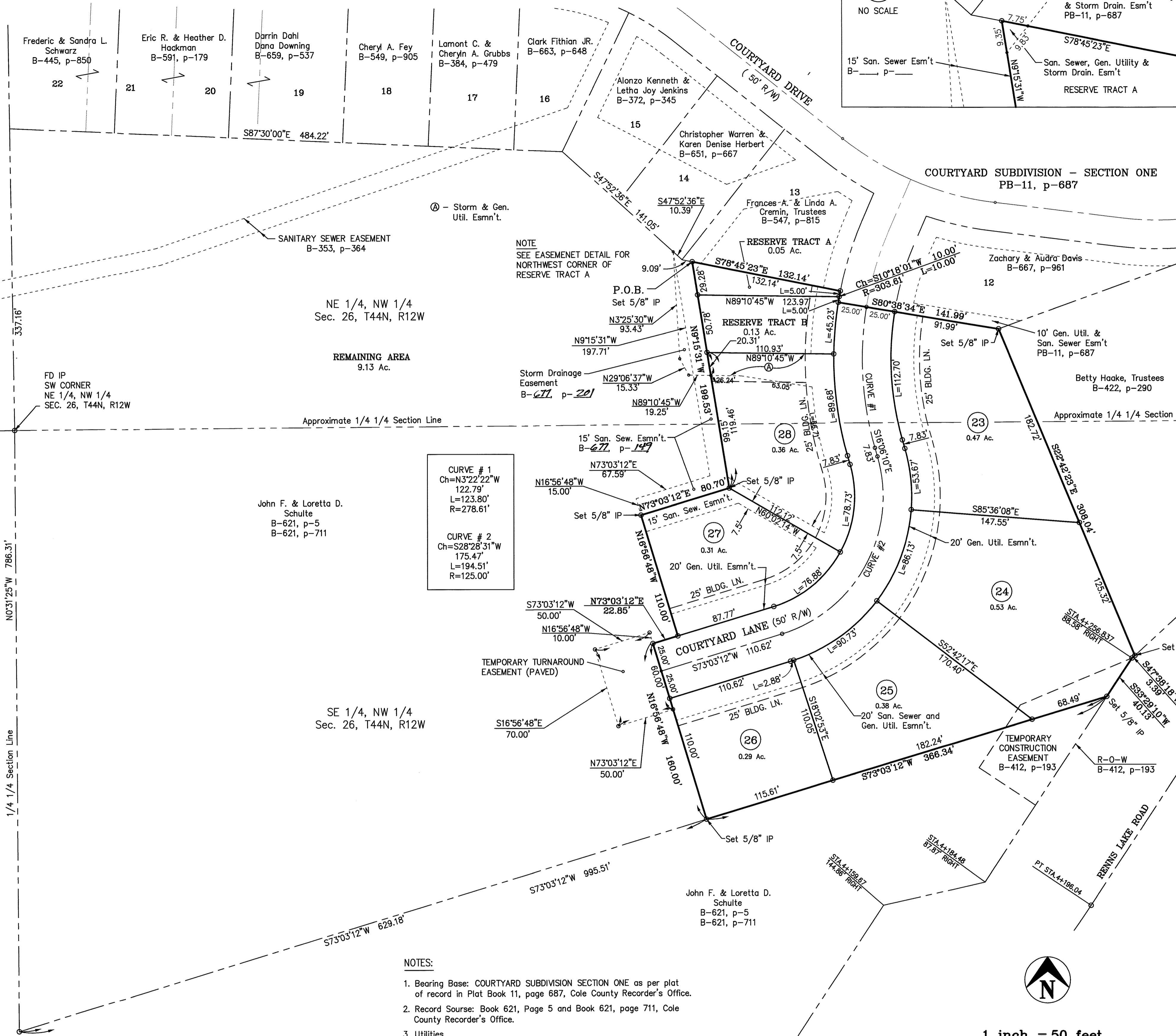


COURTYARD SUBDIVISION - SECTION ONE
PB-11, p-687



COURTYARD SUBDIVISION SECTION TWO
MEDIUM DENSITY - 3.02 ACRES

PROPERTY BOUNDARY DESCRIPTION
Part of the East Half of the Northwest Quarter of Section 26, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the southwesterly corner of Lot 13 of Courtyard Subdivision Section One as per plat of record in Plat Book 11, page 687, Cole County Recorder's Office; thence S78°45'23"E, along the southerly line of said subdivision, 9.09 feet to the POINT OF BEGINNING for this description; thence continuing along the southerly line of said subdivision the following courses: S78°45'23"E, 132.14 feet; thence southerly on a curve to the left, having a radius of 303.61 feet, an arc distance of 10.00 feet (Ch: S10°18'01"W, 10.00 feet); thence S80°38'34"E, 141.99 feet to the westerly line of a tract of land described in Book 422, page 290, Cole County Recorder's Office; thence leaving the southerly line of said subdivision, S22°42'23"E, along the westerly line of said tract described in Book 422, page 290, 308.04 feet to the northwesterly right-of-way line of Renns Lake Road as per deed of record in Book 412, page 193, Cole County Recorder's Office; thence S47°38'18"W, along the northwesterly line of said right-of-way, 3.39 feet; thence S33°29'10"W, along the northwesterly line of said right-of-way, 40.13 feet; thence S73°03'12"W, 366.34 feet; thence N16°56'48"W, 160.00 feet; thence N73°03'12"E, 22.85 feet; thence N16°56'48"W, 110.00 feet; thence N73°03'12"E, 80.70 feet; thence N91°53'31"W, 199.53 feet to the point of beginning. Containing 3.12 Acres.

OWNER'S CERTIFICATE
Know all men by these presents that the undersigned, being the owners 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 sizes thereof are fully and truly set forth. The undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record), as shown on this plat. This subdivision shall be known as COURTYARD SUBDIVISION SECTION TWO.

All taxes due and payable against said property have been paid in full.
In Witness whereof, the undersigned of said tract has hereunto their his hands and seals this 27th day of April, 2017.

John F. Schulte
John F. Schulte
Loretta D. Schulte
Loretta D. Schulte

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 27th day of April, 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 set my hand and affixed my seal this 27th day of April, 2017.

My Commission Expires: August 20, 2019

Gregory Dorge
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

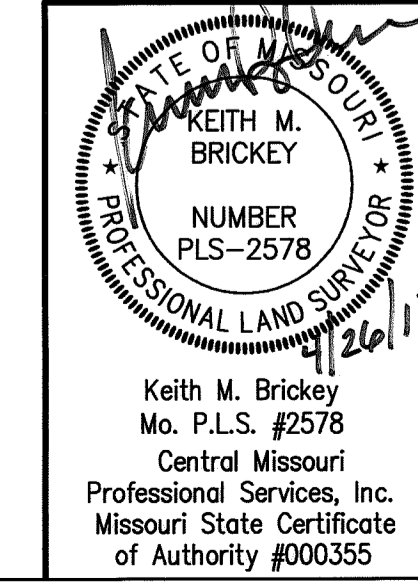
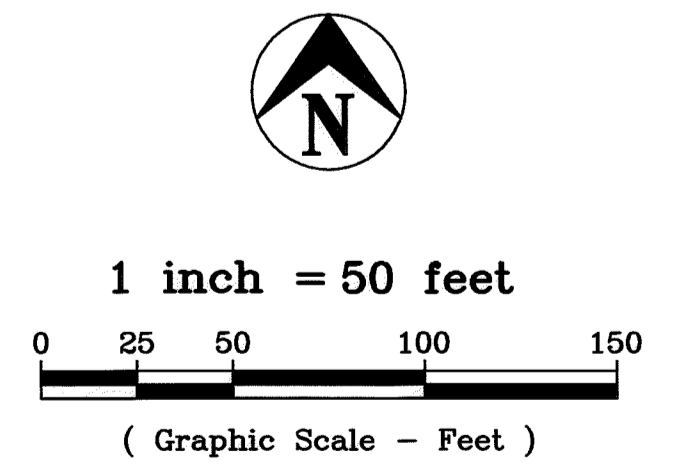
We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 9 day of December, 2016.

Michelle Gerstner
Michelle Gerstner, Chairman
Larry J. Bray, Jr.
Larry J. Bray, Jr., P.E., Director

Document No. 201708794
STATE OF MISSOURI }
COUNTY OF COLE } ss
Filed for record 29 day of August, 2017.
at 9 O'clock and 35:30 ...
recorded in Book 12, P
Ralph C. Bray, Jr., Recorder
Deputy

- NOTES:
- Bearing Base: COURTYARD SUBDIVISION SECTION ONE as per plat of record in Plat Book 11, page 687, Cole County Recorder's Office.
 - Record Source: Book 621, Page 5 and Book 621, page 711, Cole County Recorder's Office.
 - Utilities
Water Supply - Public Water Supply District No. 2
Sanitary Sewer - City of Jefferson
Electrical Power - Three Rivers
Telephone - Century Link
Natural Gas - Ameren U.E.
Land Use - Residential
 - The building setback lines for the front shall be 25 feet and for the side and rear property lines shall be 10 feet to conform with the Planning Regulations for the County of Cole.
 - Set 1/2" Rod w/cap at all new lot corners except where otherwise shown.
 - The lots in this subdivision conform to the requirements for Medium Density as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.
 - The subdivision is in Zone X, area determined to be outside the 0.2% annual chance floodplain, as per FEMA Community Panel Number 29051C037E & 29051C036E, Revised November 2, 2012.

SURVEYOR'S CERTIFICATE
This is to certify that at the request of John Schulte, a Property Boundary Survey and Subdivision was made under my personal direction regarding the property shown and that the results are represented on this plat. This survey was performed in 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 26th day of April, 2017.



Central Missouri Pro
ENGINEERING - SURVEY
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE
FINAL PLAT
COURTYARD SUBDIVISION SECTION TWO

FOR
JOHN SCHULTE

DATE 4/26/17	DRN. BY JHH	SCALE 1"=50'	BOOK
REV.	CD. BY KMB	SHEET 1 OF 1	JOB NO. 92-025