

REPLAT OF M. G. ACRES

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30 &
PART OF THE NW 1/2 OF THE NW 1/4 OF SECTION 29
T42N, R13W, COLE COUNTY, MISSOURI
SINGLE FAMILY - RESIDENTIAL

NE 1/4 NE 1/4
SEC. 30, T42N, R13W

NW 1/4 NW 1/4
SEC. 29, T42N, R13W

KEMPKER RANCH, LLC
B-644, P-942

PROPERTY BOUNDARY DESCRIPTION (BOOK 395, PAGE 805)

All of Lot No. 1 of M. G. Acres, per plat of record in Plat Book 12, Page 15, Cole County Recorder's Office; said M. G. Acres, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 30 and part of the Northwest Quarter of the Northwest Quarter of Section 29, all being located in Township 42 North, Range 13 West. Containing 3.51 acres.

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into 2 lots and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the Owners of Lot 1-A, the 75' Offset Private Lagoon Easement, as shown on this plat and said plat shall be known as "REPLAT OF M. G. ACRES".

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 hands and seals this 20th day of January, 2017.

Leonard G. Kempker
Leonard G. Kempker
Rosemary Kempker
Rosemary Kempker

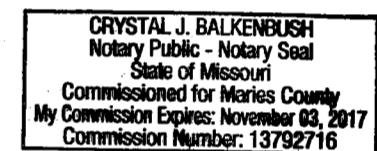
STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 20th day of January, 2017, before me personally did appear the above signed 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 20th day of January, 2017.

My Commission Expires: 11-3-17

Crystal J. Balkenbush
Notary Public, Cole County



We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 10 day of January, 2017.

Michelle Gerstner
Michelle Gerstner,
Planning Commission Chairman

Larry J. Benz
Larry J. Benz, P.E.,
Director of Public Works

Document No. 201700651

STATE OF MISSOURI }
COUNTY OF COLE } ss

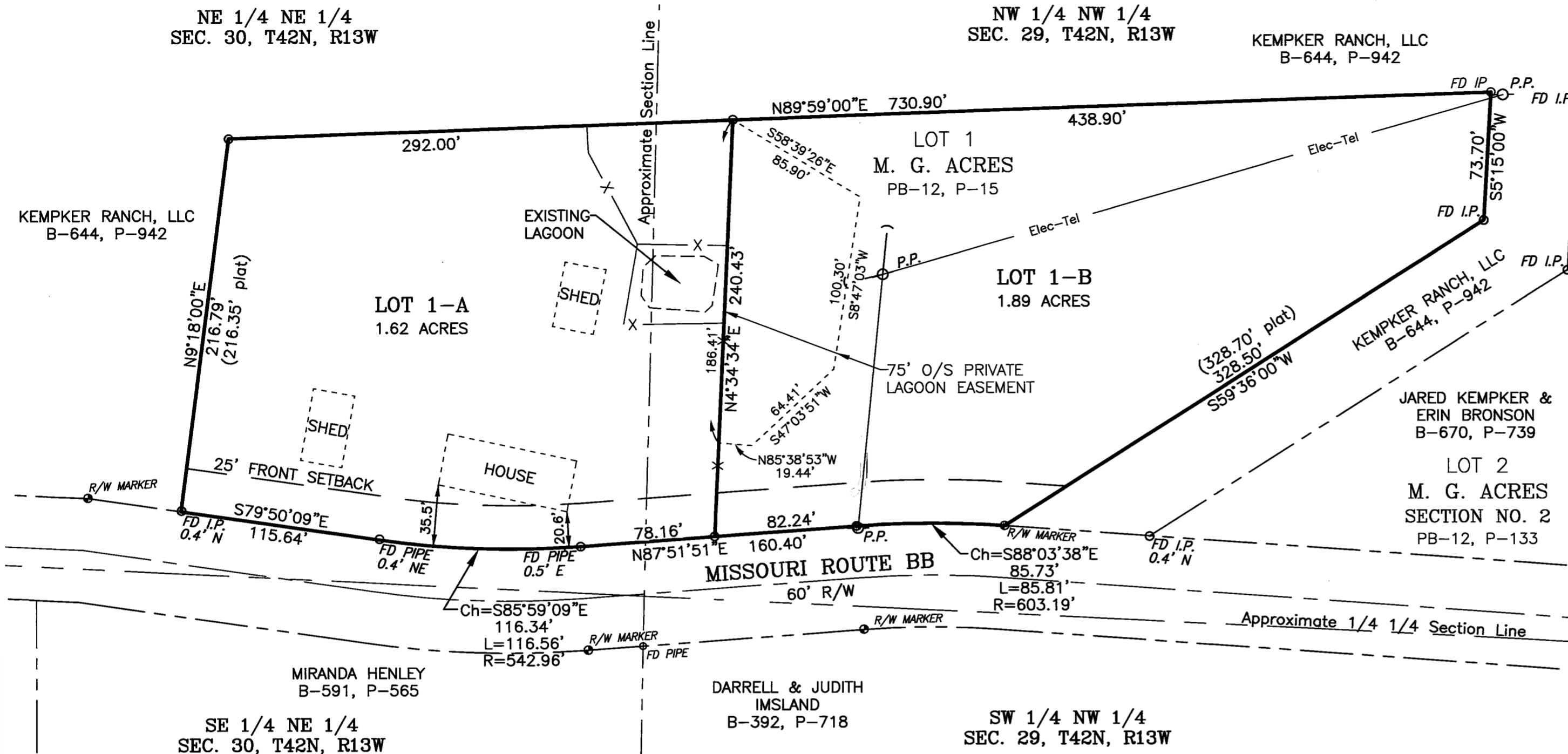
Filed for record 24 day of January, 2017.
at 9 o'clock and 58:10 Minutes A.M.,
recorded in Book 12, Page 842.

Ralph C. Bray, Jr., Recorder

Candace Schrimpf
Candace Schrimpf, Deputy

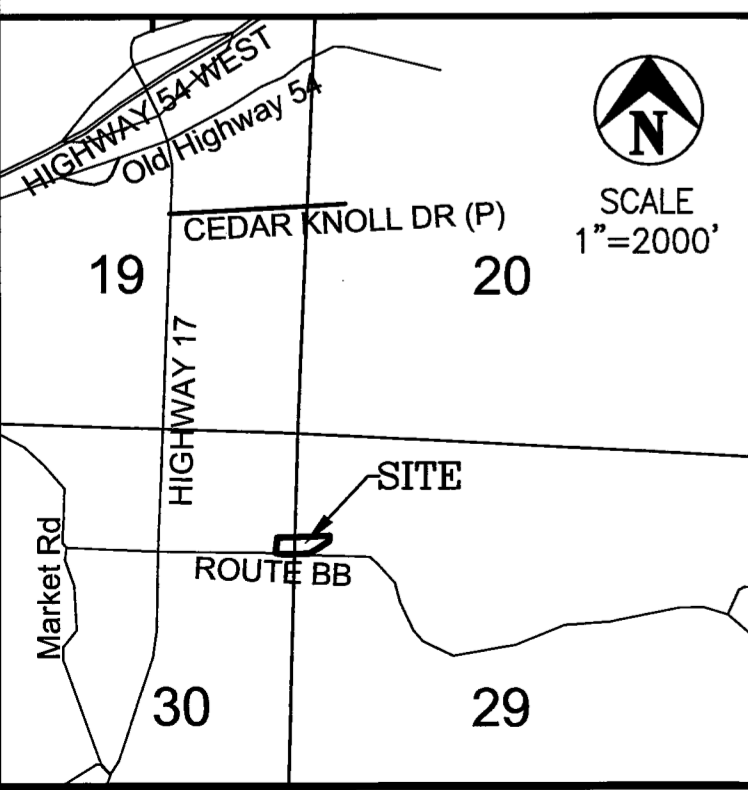
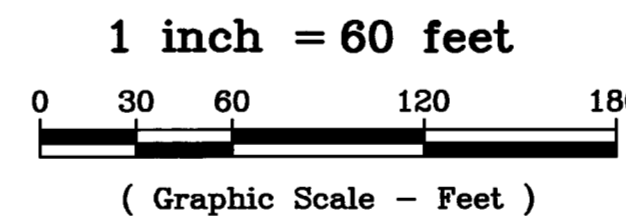
Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

TITLE REPLAT OF M. G. ACRES			
FOR JEREMY KEMPKER			
DATE 01/20/2017	DRN. BY J.B.R.	SCALE 1" = 60'	BOOK
REV. DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 16-122



NOTES:

- 1.) SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 2.) BEARING BASE: NORTH LINE OF M. G. ACRES, PLAT BOOK 12, PAGE 15, COLE COUNTY RECORDER'S OFFICE.
- 3.) RECORD SOURCE: LEONARD G. KEMPKER & ROSEMARY KEMPKER BOOK 395, PAGE 805, COLE COUNTY RECORDER'S OFFICE.
- 4.) 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.
- 5.) THIS PROPERTY LIES WITHIN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0300E, EFFECTIVE DATE: NOVEMBER 2, 2012.
- 6.) LAND USE - SINGLE FAMILY RESIDENTIAL
SEWER - PRIVATE
ELECTRIC - AMEREN UE
WATER - PRIVATE
TELEPHONE - CENTURYLINK
- 7.) ALL PREVIOUSLY PLATTED BUILDING LINES AND EASEMENTS PER PLAT BOOK 12, PAGE 15, COLE COUNTY RECORDER'S OFFICE, THAT LIE WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE HEREBY VACATED BY THE APPROVAL AND RECORDING OF THIS PLAT.
- 8.) THE LOTS IN THIS SUBDIVISION CONFORM TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY, AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS, IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.
- 9.) THE FRONT SET BACK LINES SHALL BE 25 FEET FROM THE PROPERTY LINE. THE SIDE AND REAR SET BACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.



SURVEYOR'S CERTIFICATE

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

In Witness whereof, I have hereunto set my seal and signature this 20th day of January, 2017.

J. Brian Rockwell
STATE OF MISSOURI
LS-2524
J. BRIAN
ROCKWELL
REGISTERED LAND SURVEYOR
J. Brian Rockwell, MO. PLS #2524
CENTRAL MISSOURI
PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000355