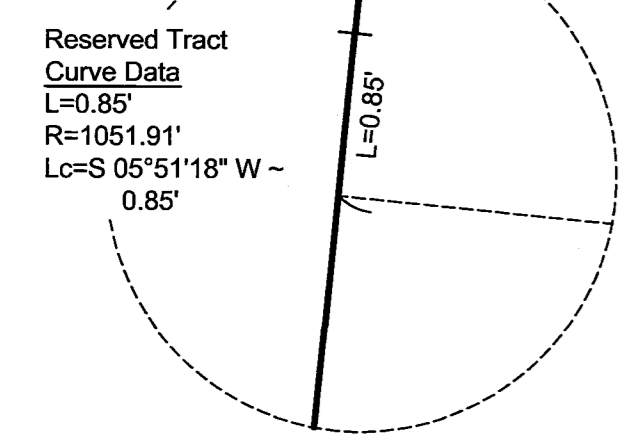
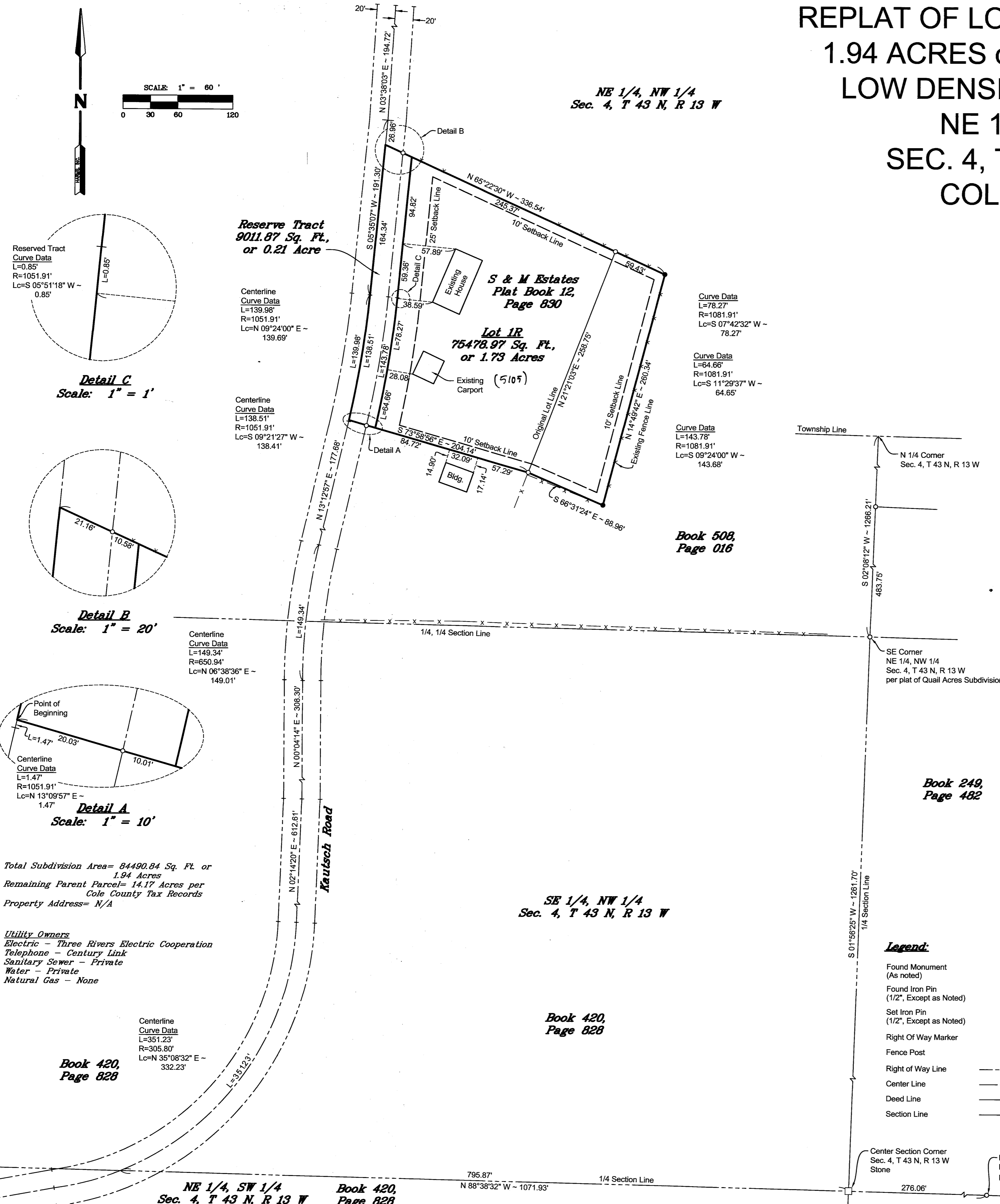


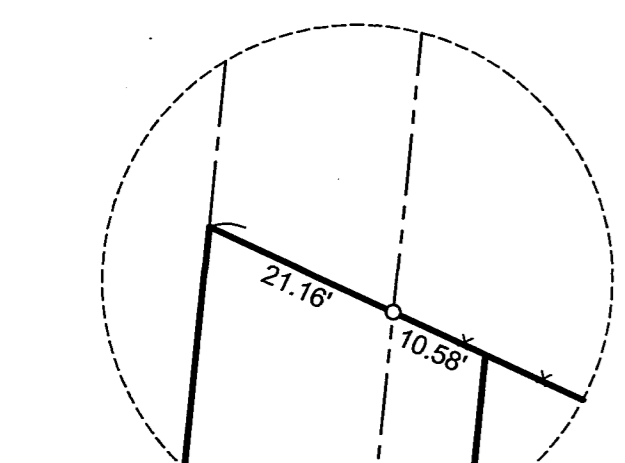
REPLAT OF LOT 1, S & M ESTATES 1.94 ACRES or 84490.84 SQ. FT. LOW DENSITY RESIDENTIAL NE 1/4, NW 1/4 SEC. 4, T 43 N, R 13 W COLE CO., MO



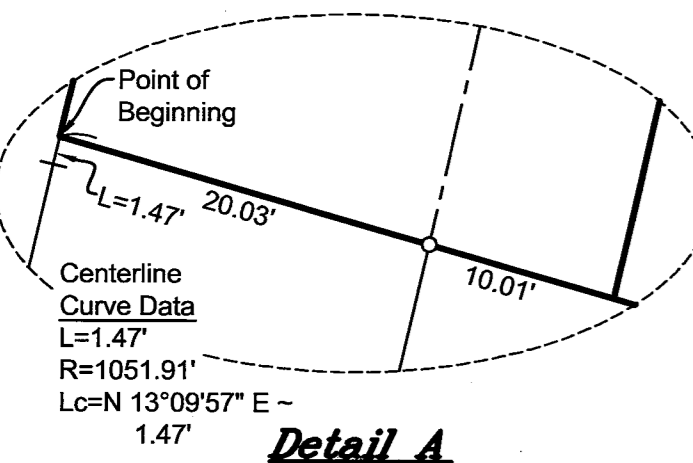
Location Map
N/S



Detail C
Scale: 1" = 1'



Detail B
Scale: 1" = 20'



Detail A
Scale: 1" = 10'

Total Subdivision Area = 84490.84 Sq. Ft. or 1.94 Acres
Remaining Parent Parcel = 14.17 Acres per Cole County Tax Records
Property Address = N/A

Utility Owners
Electric - Three Rivers Electric Cooperation
Telephone - Century Link
Sanitary Sewer - Private
Water - Private
Natural Gas - None

Centerline Curve Data
L=351.23'
R=305.80'
Lc=N 35°08'32\"/>

Book 420, Page 828

SE 1/4, NW 1/4
Sec. 4, T 43 N, R 13 W

Book 420, Page 828

NE 1/4, SW 1/4
Sec. 4, T 43 N, R 13 W

Book 420, Page 828

Book 508, Page 016

Book 249, Page 482

Legend:

- Found Monument (As noted) □
- Found Iron Pin (1/2", Except as Noted) ○
- Set Iron Pin (1/2", Except as Noted) ●
- Right Of Way Marker ⊙
- Fence Post ⊗
- Right of Way Line ————
- Center Line ————
- Deed Line ————
- Section Line ————

Owner's Certification

I, Martin A. Kautsch, the undersigned, being the Owner of the below described property has caused said property to be surveyed and subdivided as shown on the attached plat, all taxes due and payable against said property being paid in full. The Reserve Tract is hereby dedicated to the public for public use as a right of way.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of December, 2016.

Martin A. Kautsch
Martin A. Kautsch

Survey Description:

A tract of land situated in and being a part of the NE 1/4 of the NW 1/4 of Section 4, T 43 N, R 13 W and being a part of the tract of land described by deed recorded in Book 508, Page 016 in the Records of Cole County, MO and including Lot 1, S & M Estates, a subdivision recorded by plat in the Records of Cole County, MO, being more particularly described as follows:

Commencing at the Center Section Corner of Section 4, T 43 N, R 13 W; thence N 88° 38' 32" W along the 1/4 Section Line 795.87 feet; thence leaving said 1/4 Section Line along the Centerline of Kautsch Road along the following courses: thence in a Northerly direction along a curve to the left 351.23 feet, the radius being 305.80 feet and the long chord being N 35° 08' 32" E, 332.23 feet; thence N 02° 14' 20" E, 612.61 feet; thence N 00° 04' 14" E, 308.30 feet; thence along a curve to the right 149.34 feet, the radius being 650.94 feet and the long chord being N 06° 38' 36" E, 149.01 feet; thence N 13° 12' 57" E, 177.68 feet; thence along a curve to the left 1.47 feet, the radius being 1051.91 feet and the long chord being N 13° 09' 57" E, 1.47 feet to the point of beginning; thence leaving said Centerline S 73° 58' 56" E, 204.14 feet; thence S 66° 31' 24" E, 88.96 feet; thence N 14° 49' 42" E, 260.34 feet; thence N 65° 22' 30" W, 336.54 feet; thence S 05° 35' 07" W along said Centerline of Kautsch Road 164.34 feet; thence continuing along said Centerline along a curve to the right 138.51 feet, the radius being 1051.91 feet and the long chord being S 09° 21' 27" W, 138.41 feet to the point of beginning.

Containing 84490.84 Sq. Ft., or 1.94 Acres.

Subject to all easements and restrictions of record.

Notes:

- 1.) Bearings based on the Missouri State Plane Coordinate System.
- 2.) Bearing and Dimensions in parenthesis from Plat of Record.
- 3.) Book and Page Numbers refer to the records of Cole County, MO.
- 4.) Rear and Side Setback Lines are 10 feet and Front (Road) Setback Lines are 25 Feet.
- 5.) Tract is designated to be in Zone X by the Flood Insurance Rate Map FIRM Panel No. 29051C0115E dated November 2, 2012
- 6.) Property Classification: Low Density Residential
- 7.) Parent Deed is Deed Book 508, Page 016.

Recorder's Certificate

STATE OF MISSOURI)
) S.S.
COUNTY OF COLE)

I, the undersigned Recorder of Deeds, do hereby certify that this plat was filed for record in the Office of the Recorder of Deeds of Cole County, Missouri, this 12 day of January, 2016, and recorded at Book 12, Page 240, and _____, and filed at 9:41 A.M.

Ralph C. Bryner, Jr. Recorder of Deeds
Candace Schrimpf Deputy Recorder of Deeds
Candace Schrimpf, Deputy

Owner's Notary:

STATE OF MISSOURI)
) S.S.
COUNTY OF COLE)

On this 23rd day of December, 2016, before me did appear, Martin A. Kautsch, who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in Cole County, Missouri, the day and year last above written.

Keri A. Hale
NOTARY PUBLIC
My term expires: 12/22/2019



Cole County Planning Commission Certification

We, the undersigned, of the Cole County Planning Commission, do hereby certify that this plat was approved by the Cole County Planning Commission, this 12 day of December, 2016.

Michelle Gerstner
Michelle Gerstner, Chairman

Larry Benz
Larry Benz, PE, Director of Planning
Sharon Kliehemes, Senior Planner

Surveyor's Certification:

This is to certify that I, Gerard J. Harms, Sr., Licensed Professional Land Surveyor in the State of Missouri, made a survey of the above described tract of land at the request of Martin Kautsch, the owner, that the attached plat represents the field work as completed during the month of November, 2016, and that said survey was executed in accordance with the requirements of the Missouri Minimum Standards for Property Boundary Surveys appearing at 4 CSR 30-16, and 20 CSR 2030-16, adopted December 30, 1994, as amended April, 2015, and that said survey meets the requirements of a Rural Class Survey.

Gerard J. Harms, Sr.
Gerard J. Harms, Sr., PE, PLS
November 17, 2016
Revised December 16, 2016
Added Plat Book and Page for S & M Estates



Title:
REPLAT OF LOT 1,
S & M ESTATES
By:
Martin A. Kautsch
5521 Kautsch Road
Russellville, MO 65074

Missouri Licensed ENGINEERS LAND SURVEYORS
HARMS, INC.
p.o. box 52 eden, mo 65026
(573) 382-3332
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DATE: 11-17-2016 FB NO.: N/A
SHEET: 1 of 1 JOB NO.: 16-8653-S2
16-8653-S2