

**"WADE ACRES"
(LOW DENSITY)**
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 24, TOWNSHIP 45 NORTH, RANGE 13 WEST, COLE COUNTY, MISSOURI.

SUBDIVISION DESCRIPTION:

"BEGINNING" AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 13 WEST, (A 12"x18"x12" HIGH LIMESTONE); THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 ON A BEARING OF N88°20'00"W, FOR A DISTANCE OF 1269.05 FEET TO AN IRON ROD SET AT THE INTERSECTION OF SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHERLY RIGHT-OF-WAY LINE OF "WADE ROAD"; THENCE LEAVING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND EASTERLY FOLLOWING SAID RIGHT-OF-WAY LINE ON THE FOLLOWING COURSES: ALONG A CURVE TO THE LEFT, HAVING A CHORD OF N51°55'21"E, 119.71 FEET, A RADIUS OF 310.01 FEET, AND AN ARC LENGTH OF 120.46 FEET; THENCE N40°47'27"E, FOR A DISTANCE OF 197.12 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD OF N53°36'27"E, 377.11 FEET, A RADIUS OF 850.00 FEET AND AN ARC LENGTH OF 380.28 FEET; THENCE N66°25'27"E, FOR A DISTANCE OF 270.99 FEET; THENCE N69°01'27"E, FOR A DISTANCE OF 151.59 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD OF N87°50'57"E, 174.24 FEET, A RADIUS OF 269.99 FEET, AND AN ARC LENGTH OF 177.41 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD OF N87°50'57"E, 174.24 FEET, A RADIUS OF 269.99 FEET, AND AN ARC LENGTH OF 177.41 FEET; THENCE S73°20'15"E, FOR A DISTANCE OF 274.08 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 663, PAGE 889 ON A BEARING OF S00°00'00"E FOR A DISTANCE OF 576.87 FEET TO AN IRON ROD FOUND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER ON A BEARING OF N88°16'40"W, FOR A DISTANCE OF 84.70 FEET BACK TO THE POINT OF "BEGINNING".

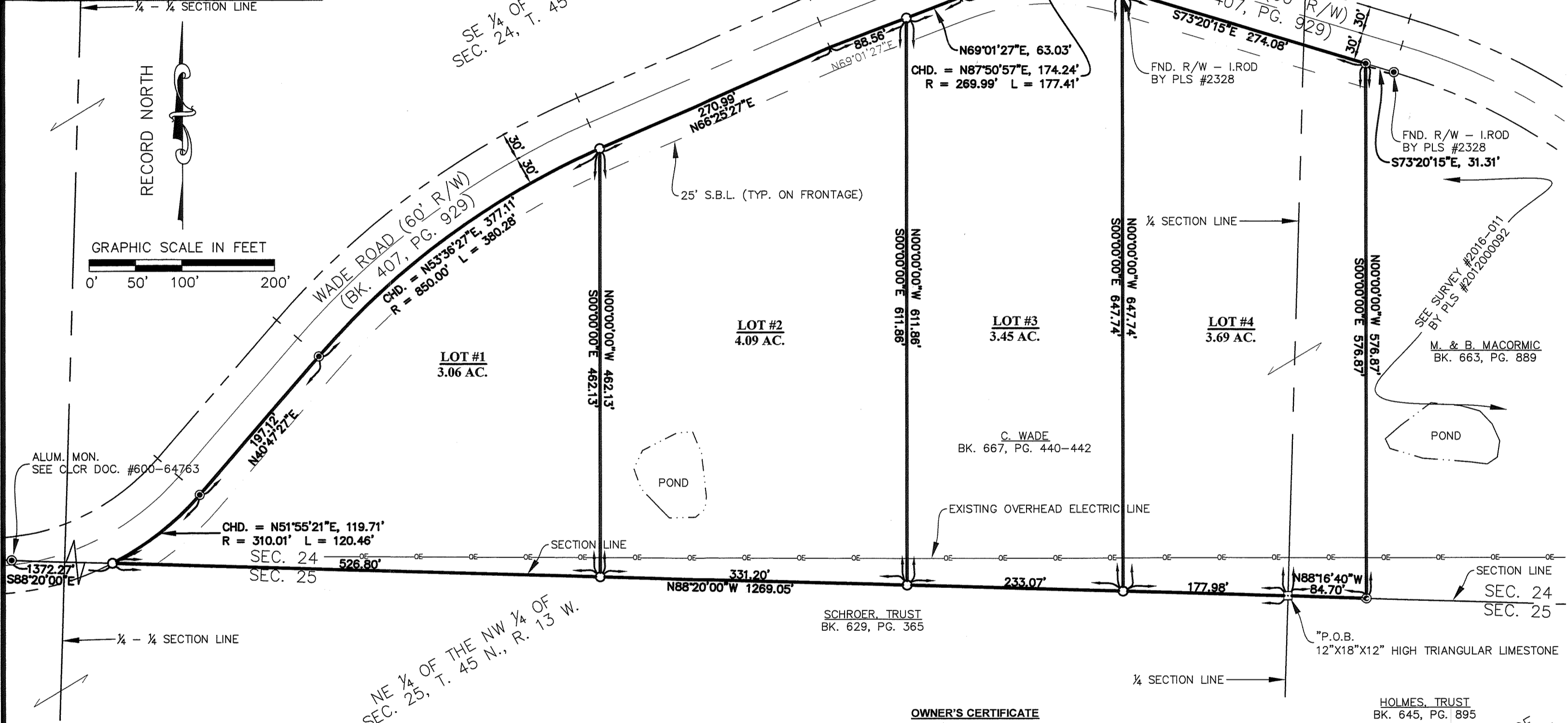
THE ABOVE-DESCRIBED PROPERTY IS SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 13 WEST, OF THE 5TH P.M., BEING PART OF A TRACT CONVEYED TO C. WADE, PER DEEDS RECORDED IN DEED BOOK 667, PAGES 440-442 FILED FOR RECORD IN THE COLE COUNTY RECORDER'S OFFICE AND IS SUBJECT TO OR HAVING THE BENEFIT OF ANY EASEMENTS AND RESTRICTIONS OF RECORD AND CONTAINS 14.29 ACRES.

SURVEYOR'S CERTIFICATE: THIS IS A RESULT OF MY SURVEY AS PREPARED UNDER MY DIRECT SUPERVISION DURING JULY OF 2016, WHICH I CERTIFY TO BE TRUE AND CORRECT, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

Timothy T. Hamburg
 TIMOTHY T. HAMBURG
 MO. PLS #2012000092
 DATE: August 10, 2016

WATER SERVICE - INDIVIDUAL
 SANITARY SEWER - INDIVIDUAL TREATMENT
 ELECTRIC SERVICE - THREE RIVERS
 TELEPHONE SERVICE - CENTURY LINK
 LAND USE - RESIDENTIAL

THE FRONT SETBACK LINES FOR ALL LOTS SHALL BE 25 FEET FROM RIGHT-OF-WAY LINE. SIDE AND REAR SETBACK LINES FOR ALL LOTS SHALL BE 10 FEET FROM THE PROPERTY LINES.



WE, THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THIS 9th DAY OF August, 2016.

MICHELLE GERSTNER, CHAIRMAN

LARRY J. BENZ, P.E., DIRECTOR

- GENERAL SURVEY INFORMATION:**
- SUBJECT TRACT (CURRENT OWNERS DEED) = DEED TO C. WADE: DEED BOOK 667, PAGES 440-442, FILED IN THE COLE COUNTY RECORDER'S OFFICE.
 - FEMA FLOOD HAZARD: FLOOD DESIGNATION WAS NOT PART OF THIS SURVEY.
 - PRIOR SURVEYS: SEE PLAT.
 - REFERENCE BEARING: GRID NORTH BASED ON GPS OBSERVATION USING THE MODOT VRS NETWORK.
 - ACCURACY STANDARDS CLASSIFICATION: "SUBURBAN"
 - NOTE THAT THE DEGREE OF PRECISION SHOWN HEREON WITH REGARD TO THE BOUNDARIES, BEARINGS AND DISTANCES, IS GIVEN FOR MATHEMATICAL CLOSURE ONLY. THE ACTUAL ACCURACY OF THE MEASUREMENTS MEETS THE CURRENT REQUIREMENTS OF THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. CLIENT HAS NOT PROVIDED UP-TO-DATE TITLE SEARCH INFORMATION TO THE SURVEYOR, OTHER DOCUMENTS OF RECORD OR NOT OF RECORD MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAS CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOTS, AND ON THIS PLAT THE LOT NUMBERS AND SIZES THEREOF ARE FULLY AND TRULY SET FORTH. THIS SUBDIVISION SHALL BE KNOWN AS "WADE ACRES".

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 HER HAND AND SEAL THIS 11th DAY OF August, 2016.

CONNIE WADE

Connie Wade
 CONNIE WADE, OWNER

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

ON THIS 11th DAY OF August, 2016, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED OWNER, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME TO BE HER FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL THIS 11th DAY OF August, 2016.

MY COMMISSION EXPIRES: 12/22/2019

Keri A. Hale
 NOTARY PUBLIC, COLE COUNTY

COLE COUNTY RECORDER OF DEEDS:
 DOCUMENT NO.: 201608323

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

FILED FOR RECORD THIS 18 DAY OF August, 2016, AT 10 O'CLOCK AND 29.09 MINUTES A.M., RECORDED IN BOOK 12, PAGE 632.

RALPH BRAY, RECORDER

DEPUTY

LEGEND	
<input type="checkbox"/>	FOUND STONE OR R/W MARKER
<input type="checkbox"/>	FOUND IRON ROD AS NOTED
<input type="checkbox"/>	SET 5/8" IRON ROD WITH CAP
<input type="checkbox"/>	POINT
()	RECORD BEARING-DISTANCE
	EXISTING FENCE

"WADE ACRES"

CLIENT: CONNIE WADE

DRAWN	SURVEYED	PROJECT	DATE
TTH	TTH/BLJ	2016-058	08-10-16

MID-STATE LAND SURVEYING, LLC.
 P.O. BOX 976
 LINN, MISSOURI 65051
 (573) 644-4701

MO. PROF. LAND SURVEY CORP. LIC. #LS-2013001562