# KATIE ROSE

# A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE NORTHWEST QUARTER SECTION 9 AND PART OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI

### S77°58'26"E 509.54' OWNER'S CERTIFICATE THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED AS SHOWN ON THIS SUBDIVISION PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "KATIE ROSE". THE UNDERSIGNED FURTHER DESIGNATES THE PROPOSED 40 FEET WIDE ROAD AND UTILITY EASEMENT, NAMED NIEMANN LANE, SHOWN ON THIS PLAT IS HEREBY GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON AND THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS. THE UNDERSIGNED FURTHER DESIGNATES THE PROPOSED 40 FEET WIDE ROAD AND UTILITY EASEMENT SHOWN HEREON. IS HEREBY GRANTED TO PUBLIC WATER DISTRICT NO. 2. CENTURYLINK AND CUIVRE RIVER ELECTRIC COOPERATIVE. WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF UTILITIES, SEWERS AND DRAINAGE FACILITIES. PROPERTY N/F THE UNDERSIGNED FURTHER DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS COX RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT, AS FILED FOR RECORD IN , AND AMENDMENTS THERETO, IN THE WARREN COUNTY RECORDER'S IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS \_\_\_\_ DAY OF\_\_\_\_\_ 20\_\_\_. LAWRENCE R. LAMMERS COUNTY OF \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ BEFORE ME PERSONALLY APPEARED, LAWRENCE R. LAMMERS, TO ME KNOW TO BE THE PERSON OR PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST WRITTEN ABOVE. NOTARY PUBLIC: \_\_\_\_\_ MY TERM EXPIRES: \_\_ DANIEL J.. LAMMERS PROPERTY N/F COUNTY OF \_\_\_\_\_ 143/443 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_, 20\_\_ BEFORE ME PERSONALLY APPEARED, LAWRENCE J. LAMMERS, TO ME KNOW TO BE THE PERSON OR PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST WRITTEN ABOVE. NOTARY PUBLIC: \_\_\_\_\_ S89°21'47"E MY TERM EXPIRES: \_\_\_\_\_ \_\_S02**°**53'20"W LAURA K. BOYCE CHARLES BOYCE STATE OF \_\_\_\_\_\_) COUNTY OF \_\_\_\_\_) ON THIS \_\_\_\_\_ DAY OF \_\_\_\_, 20\_\_ BEFORE ME PERSONALLY APPEARED, LAURA K. BOYCE AND CHARLES BOYCE, TO ME KNOW TO BE THE PERSON OR PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST WRITTEN ABOVE. NOTARY PUBLIC: \_\_\_\_\_ MY TERM EXPIRES: \_\_\_\_\_

PROPERTY N/F BRAKENSIEK

S01"11"40"W

PROPERTY N/F BURNS

201907856 PARCEL 4

PROPERTY N/F
BURNS **S23'13'55"W**201907856

PROPERTY N/F

201907856

PROPERTY N/F

PROPERTY N/F

285/41

S88°04'19"E 483.84'

PROPERTY N/F FLEMING

DOC.#202102051

S13°23'55"W

IRON ROD

S88°28'09"E 808.55'

40.46' NORTH

IRON ROD

0.09' EAST

0.49' NORTH

M.S.L.S. MON. NW COR. SEC. 9

COR. DOC.#600-37693

IRON ROD

0.24' EAST

PROPERTY N/F

208/369

ALBERTERNŚT

FOUND

IRON PIPE

SW COR. NW 1/4

NW 1/4 SEC. 9

N88°04'19"W 367.33'

S19°05'57"W

S15'33'02"W

101.27

PROPERTY N/F

LAMMERS, TRÚST

DOC.#201001007

PROPERTY N/F BRAKENSIEŔ

137.12'\

\_N52**\***59'51**"**E

N24°27'56"E

172.58

N56°10'45"W

N03'52'49"W

N29°07'10"W

S00°17'21"W

LOT 6

AREA=8.40 ACRES

NIEMANN LANE

ROAD AND UTILITY

EASEMENT

N25°44'41"W

313.13

208.71′

PENDLETON

CEMETERY

LOT 3

AREA=29.08 ACRES

○=FOUND IRON ROD

●=SET IRON PIPE

NIEMANN LANE

PROPOSED 40' WIDE

ROAD AND UTILITY EASEMENT

OVERHEAD

N78'36'25"W 542.47'

N00'00'00"W

N00'00'00"E

150.34'

N90'00'00"W

305.66

S08'20'45"E

IRON ROD AT FENCE

CORNER

377.73

247.95

N86'59'11"W

<u>.\_301.97'</u>

N59°25'52"W\_

N45°39'14"W

832/144

PROPERTY N/F

RONALD W. NIEMANN

1325/765

REVOCABLE TRUST

529.29'

PROPERTY N/F 30'W INGRESS/EGRESS &

N43**°**29'18"W

191.60'

UTILITY EÁSEMENT

832/144

N24'39'11"W

30'W INGRESS/EGRESS &

832/144

KLAUSMEIER ROAD

UTILITY EÁSEMENT

N10°27'10"W

244.09

N41'44'50"E

N0815'46"E

LOT 2

AREA=13.57 ACRES

890.88' 890.88'

AREA=30.59 ACRES

POSSIBLE LOCATION

TO CUIVRE RIVER ELEC. |

269/633

UTILITY

LINE

-10.00

LAMMERS, TRÚST

DOC.#201001005

302.92'

25' WIDE EASEMENT

∥ZONE A

SECTION 4

SECTION 9

PROPERTY N/F

LAMMERS, TRÚST

DOC.#201001005

412.84

PROPERTY N/F

LAMMERS, TRÚST

DOC.#201001005

S82°53'16"E

IRON ROD

FENCE CORNER

1' SOUTH

1' WEST \

<sup>∟</sup>67.56'

S8512'08"E

-12" WOOD POST

AT CORNER

S14°00'04"E

S14°00'04"E

25.45

PROPERTY N/F DOC.#200802543

N10°27'10"W

208.22'

54.24' WEST EDGE OF

NO2°53'52"E ROAD AND UTILITY

PROPOSED 40' WIDE

EASEMENT

257.43

S88\*42'56"W

605.47

5.00 ACRES

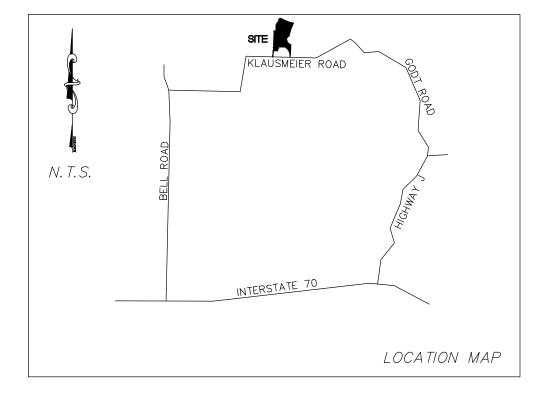
50.97

10.09'—

AREA=17.87 ACRES

LOT 4 AREA=6.02 ACRES

127.23'-



#### GENERAL NOTES:

- 1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM, 1983-EAST ZONE.
- 2. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF WARREN COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29219C0160D, WITH AN EFFECTIVE DATE OF 11/04/2009. PART OF THIS PROPERTY LIES WITHIN SFHA SHADED ZONE A, APPRÓXIMATE LOCATION SHOWN HEREON.
- 3. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THE SURVEY. THEREFORE THIS PLAT IS SUBJECT TO ALL THE CONDITIONS AND EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- B. EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC
- C. RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
- D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY. THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, RIGHTS OF WAY, SETBACK LINES, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES.
- 4. THE INDIVIDUAL LOTS SHALL HAVE THEIR OWN SITE SEPTIC AND WATER SYSTEMS.
- 5. THE CURRENT ZONING SETBACKS FOR THIS PROPERTY ARE 50' FRONT SETBACK FROM ROAD RIGHT-OF-WAY OR ROAD EASEMENT. NO SIDE OR REAR SETBACKS ARE STATED IN THE CURRENT ZONING REGULATIONS

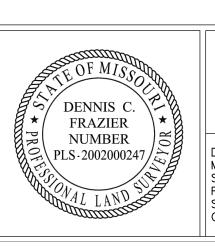
THIS PLAT IS HEREBY APPROVED BY THE WARREN COUNTY PLANNING AND ZONING COMMISSION, THIS\_\_\_\_\_\_DAY OF\_\_\_\_\_\_,2021, PURSUANT TO \_\_\_\_\_\_

COREY JOHNSTON-CHAIR OF THE PLANNING AND ZONING COMMISSION

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTHS OF MARCH AND APRIL 2021, BY THE ORDER OF LAWRENCE R. LAMMERS, DANIEL J. LAMMERS, LAURA K. BOYCE AND CHARLES BOYCE EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A SUBDIVISION PLAT ON A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9 AND PART OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

> DENNIS C. FRAZIER FRAZIER LAND SURVEYING SERVICES, INC. MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247



		CORP.#	2008003911	
PREPARED FOR: LAWRENCE LAMMERS PO BOX 675621 RANCHO SANTA FE, CA. 92067		DATE: 03/31/21  SCALE: 1"=200'  PROJECT NO: 21-6908  FILE NAME: 21-6908.DWG	SUBDIVISION PLAT	
DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 FRAZIER LAND SURVEYING SERVICES, INC. CORP.# 2008003911	REV-1: 04/13/21 COUNTY COMMENTS REV-2:		FRAZIER LAND SURVEYING SERVICES, INC. 116 E. PEARCE BLVD., P.O. BOX 65 WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710	7
	REV-4:			\ -