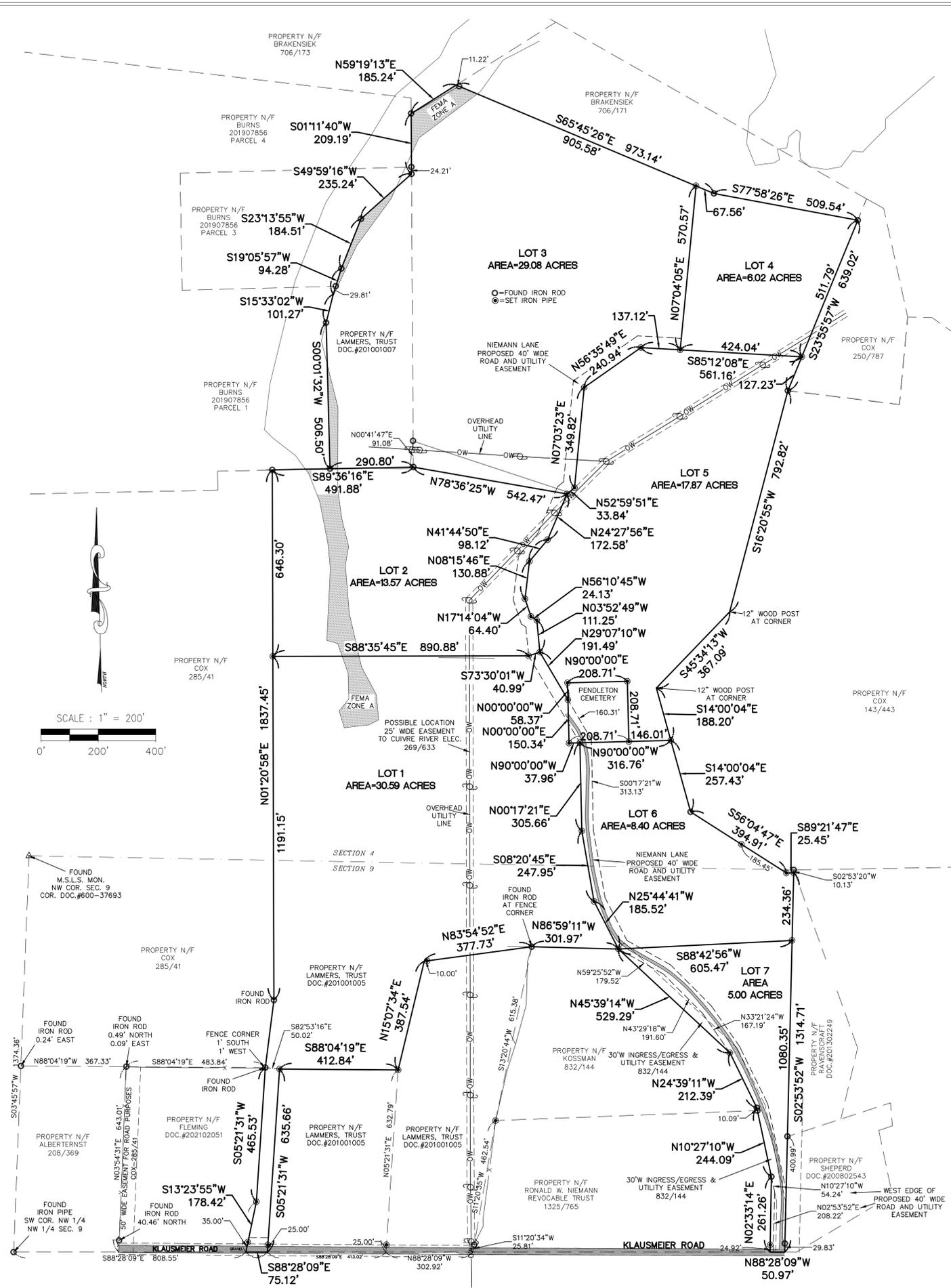


KATIE ROSE

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



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 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.

THE UNDERSIGNED FURTHER DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT, AS FILED FOR RECORD IN DOCUMENT# _____ AND AMENDMENTS THERETO, IN THE WARREN COUNTY RECORDER'S OFFICE.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF _____ 20____

LAWRENCE R. LAMMERS

STATE OF _____)
) SS:
 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 DEED.

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

STATE OF _____)
) SS:
 COUNTY OF _____)

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 DEED.

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: _____

LAURA K. BOYCE

STATE OF _____)
) SS:
 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 AND DEED.

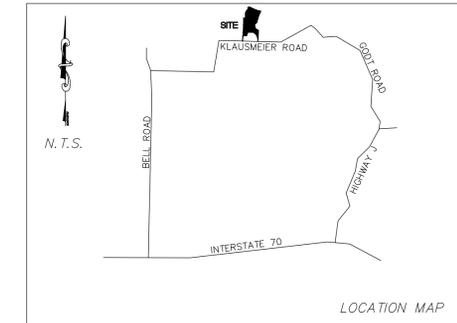
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC: _____

MY TERM EXPIRES: _____

NOTARY PUBLIC: _____

MY TERM EXPIRES: _____



GENERAL NOTES:

- BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM, 1983-EAST ZONE.
- 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, APPROXIMATE LOCATION SHOWN HEREON.
- 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:
 - EASEMENTS OF RECORD.
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
 - 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.
- THE INDIVIDUAL LOTS SHALL HAVE THEIR OWN SITE SEPTIC AND WATER SYSTEMS.
- 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 _____

BY: 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: REV-3: REV-4:	