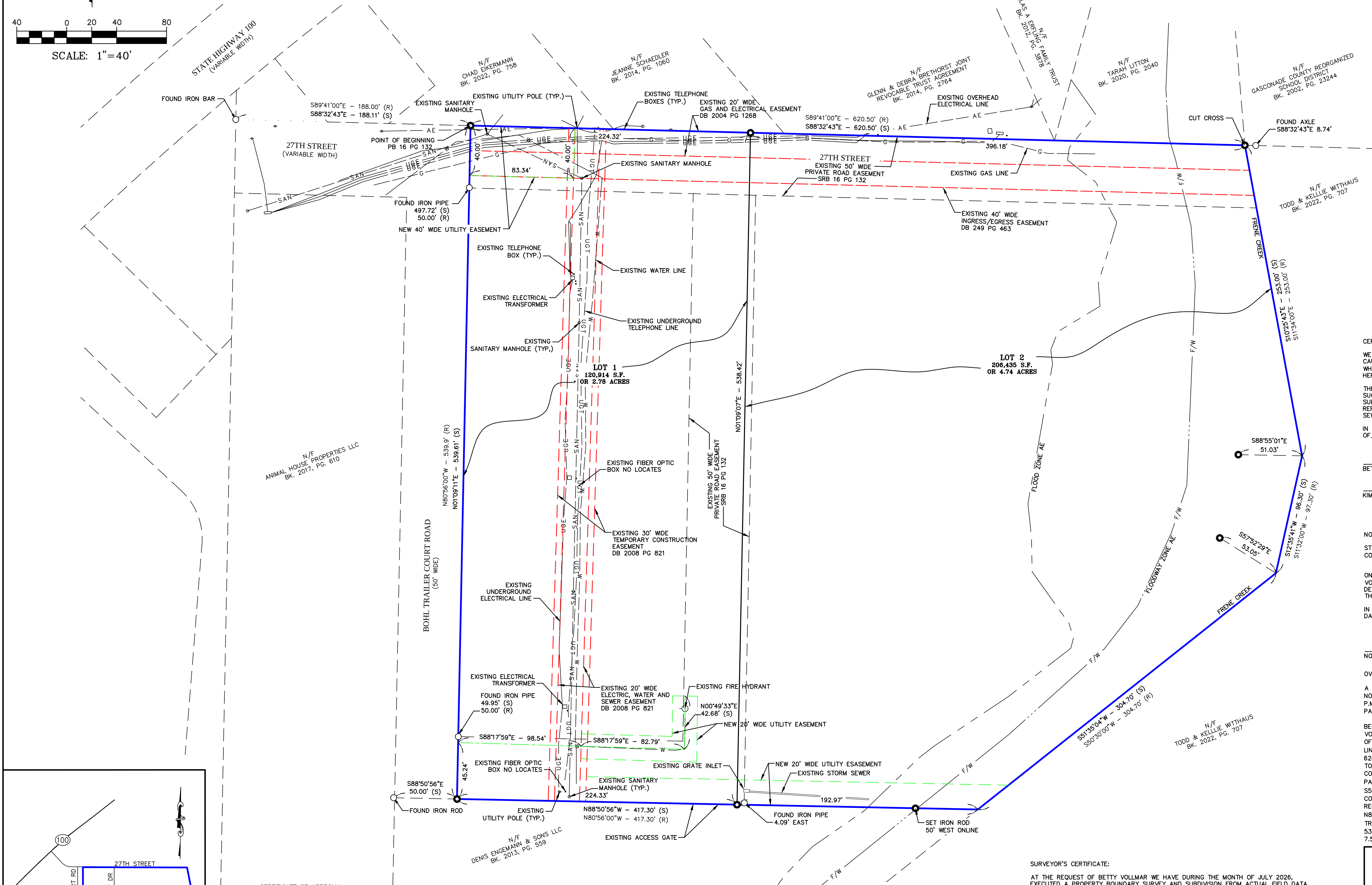
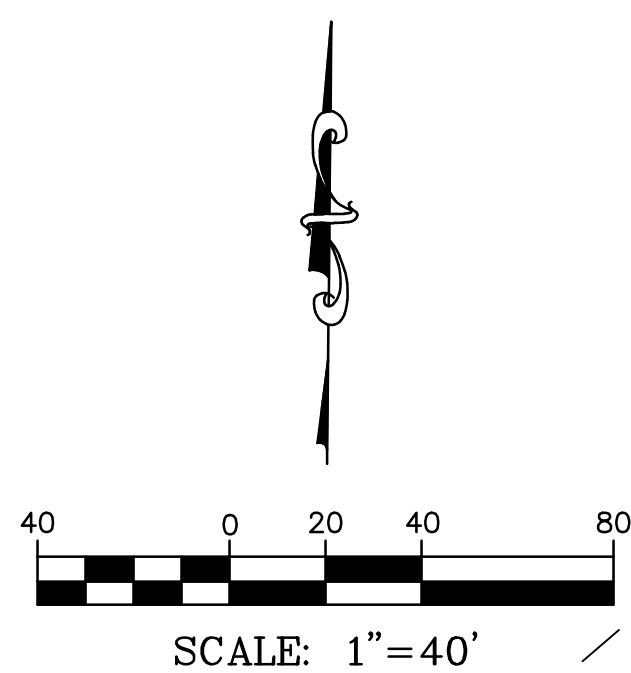


BOHLS MOBILE HOME PARK

A TRACT OF LAND BEING LOCATED IN THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2
TOWNSHIP 45 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF HERMANN, GASCONADE COUNTY, MISSOURI



NOTES:

- BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK.
- THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- SOURCE OF EASEMENTS: COCHRAN USED EXCLUSIVELY, A TITLE BY GASCONADE COUNTY ABSTRACT CO., INC., FILE NO.: 26-8278, DATED SEPTEMBER 8, 2026.
- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- THIS PROPERTY IS ZONED (RP-M) PLANNED RESIDENTIAL MOBILE HOME DISTRICT PER CITY OF HERMANN ZONING MAP.
- DENOTES SET 5/8" DIAMETER 24" LONG IRON ROD WITH YELLOW CAP (COCHRAN LS-380).
○ DENOTES FOUND IRON ROD OR OTHERWISE NOTED
- (R)-DENOTES RECORDED SURVEY INFORMATION
(S)-DENOTES SURVEY INFORMATION GATHERED BY COCHRAN
- SOURCE OF DEED: DB 2018 PG 1034.
- FLOOD ZONES: THE SITE FALLS WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, "ZONE AE" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED) AND "FLOOD WAY ZONE AE" THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, PER FIRM, FLOOD INSURANCE RATE MAP, FOR GASCONADE COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 62 OF 500, MAP NUMBER 29073C0062D EFFECTIVE DATE JULY 18, 2011.
- RIGHT-OF-WAY IN FAVOR OF CALLABYTE TECHNOLOGY LLC, AS PER DOCUMENT NO. 2019-1797 OVER LINES AS INSTALLED. NO LINES LOCATED AT TIME OF SURVEY.

CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "BOHLS MOBILE HOME PARK" AND WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION.

THE NEW UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF HERMANN, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT TO ENTER UPON LANDS TO SURVEY, ERECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, ENLARGE AND REMOVE THE ELECTRIC, WATER, GAS AND SEWER LINES.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS ____ DAY OF ____ 2026.

BETTY VOLLMAR	JOHN BOHL
KIM GODAT	MARY GOTH

NOTARY PUBLIC CERTIFICATION:

STATE OF MISSOURI
COUNTY OF FRANKLIN} SS

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED BETTY VOLLMAR, KIM GODAT, JOHN BOHL AND MARY GOTH TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED SAID INSTRUMENT AS THEIR FREE ACT AND DEED.

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

NOTARY PUBLIC

OVERALL PARCEL DESCRIPTION

A TRACT OF LAND BEING LOCATED IN THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF HERMANN, GASCONADE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A PARCEL AS CONVEYED TO BETTY VOLLMAR, KIM GODAT, JOHN BOHL AND MARY GOTH IN DEED BOOK 2018 PAGE 1034 OF THE GASCONADE COUNTY RECORDERS OFFICE SAID POINT BEING ON THE NORTH LINE OF 27TH STREET ROAD EASEMENT; THENCE ALONG SAID NORTH LINE S88°32'43"E 620.50 FEET TO A POINT BEING THE NORTHWEST CORNER OF A PARCEL CONVEYED TO TODD AND KELLIE WITHAUS IN DEED BOOK 2022 PAGE 707 OF THE GASCONADE COUNTY RECORDERS OFFICE; THENCE ALONG THE WESTERN LINE OF SAID WITHAUS PARCEL S10°25'43"E 253.00 FEET; THENCE S12°35'41"W 96.30 FEET; THENCE S51°35'04"W 304.70 FEET TO A POINT BEING THE NORTHEAST CORNER OF A PARCEL CONVEYED TO DENIS ENGEMANN & SONS LLC IN DEED BOOK 2013 PAGE 559 OF SAID RECORDERS OFFICE; THENCE ALONG THE NORTH LINE OF SAID ENGEMANN PARCEL N88°50'56"W 417.30 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF BOHL TRAILER COURT ROAD (50 FEET WIDE); THENCE ALONG SAID EASTERN LINE N01°09'11"E 539.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 327,349 SQUARE FEET OR 7.52 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF BETTY VOLLMAR WE HAVE DURING THE MONTH OF JULY 2026, EXECUTED A PROPERTY BOUNDARY SURVEY AND SUBDIVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING LOCATED IN THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF HERMANN, GASCONADE COUNTY, MISSOURI, AND SHOWN HEREON AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.
DBA COCHRAN
LS-380

BY: DANIEL K. GILDEHAUS, P.L.S. #2006016625
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN

CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOW IS IN ALL RESPECTS IN COMPLIANCE WITH THE ZONING CODE OF THE CITY OF HERMANN, GASCONADE COUNTY, MISSOURI, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY CLERK, SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS.

CITY CLERK - CITY OF HERMANN

DATE

LOCATION MAP
NO SCALE

MINOR SUBDIVISION
BOHLS MOBILE HOME PARK
CITY OF HERMANN
GASCONADE COUNTY, MISSOURI



- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636-584-2940 (toll free)
636-584-0912 (fax)
mol@cochransurveying.com

OWN. BY	TJH	DATE	9-16-2026	PROJ. NO.	26-10767
AREA	S2,T45N,R5W	SCALE	1"=40'	DWG. NO.	1 OF 1

MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380