

KLEINDIENST ACRES

PART OF THE W 1/2 SW 1/4 OF SECTION 30
TOWNSHIP 45 NORTH, RANGE 12 WEST
COLE COUNTY, MISSOURI
LOW DENSITY COMMERCIAL
3.61 ACRES

PROPERTY BOUNDARY DESCRIPTION

Part of the West Half of the Southwest Quarter of Section 30, Township 45 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the northwest corner of the Southwest Quarter of said Section 30; thence S03°54'14"E, along the Range Line, 435.60 feet to the southwest corner of the first described tract in deed of record in Book 310, page 517, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence N86°13'38"E, along the south line of said tract and the easterly extension thereof, 114.13 feet; thence S04°45'39"E, 793.59 feet; thence S03°54'14"E, 510.63 feet to the northerly right-of-way line of ELSTON ROAD; thence N77°17'39"W, along the northerly right-of-way line of ELSTON ROAD, 67.43 feet; thence N76°10'17"W, continuing along the northerly right-of-way line of ELSTON ROAD, 64.44 feet to a point on the Range Line; thence N03°54'14"W, along the Range Line, 1265.49 feet to the point of beginning. Containing 3.61 acres.

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned, being the owners of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into 2 Lots, and on this plat, the lot numbers and sizes are fully and truly set forth. We, the undersigned, do dedicate to the future owners of Lot 1, as shown hereon, the Ingress/Egress Easement as indicated hereon. We further dedicate said Ingress/Egress Easement as indicated hereon, to any entity that has easement rights to Ingress/Egress Easement 6, as shown by the survey recorded in Survey Record Book A, page 474, Cole County Recorder's Office. This subdivision shall be known as "KLEINDIENST ACRES".

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seal this 10 day of February, 2015.

John D. Kleindienst *Kimberly B. Kleindienst*
John D. Kleindienst Kimberly B. Kleindienst

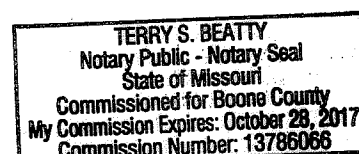
STATE OF Missouri }
COUNTY OF Cole } ss

On this 10 day of February, 2015, before me personally did appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this day 10 of February, 2015.

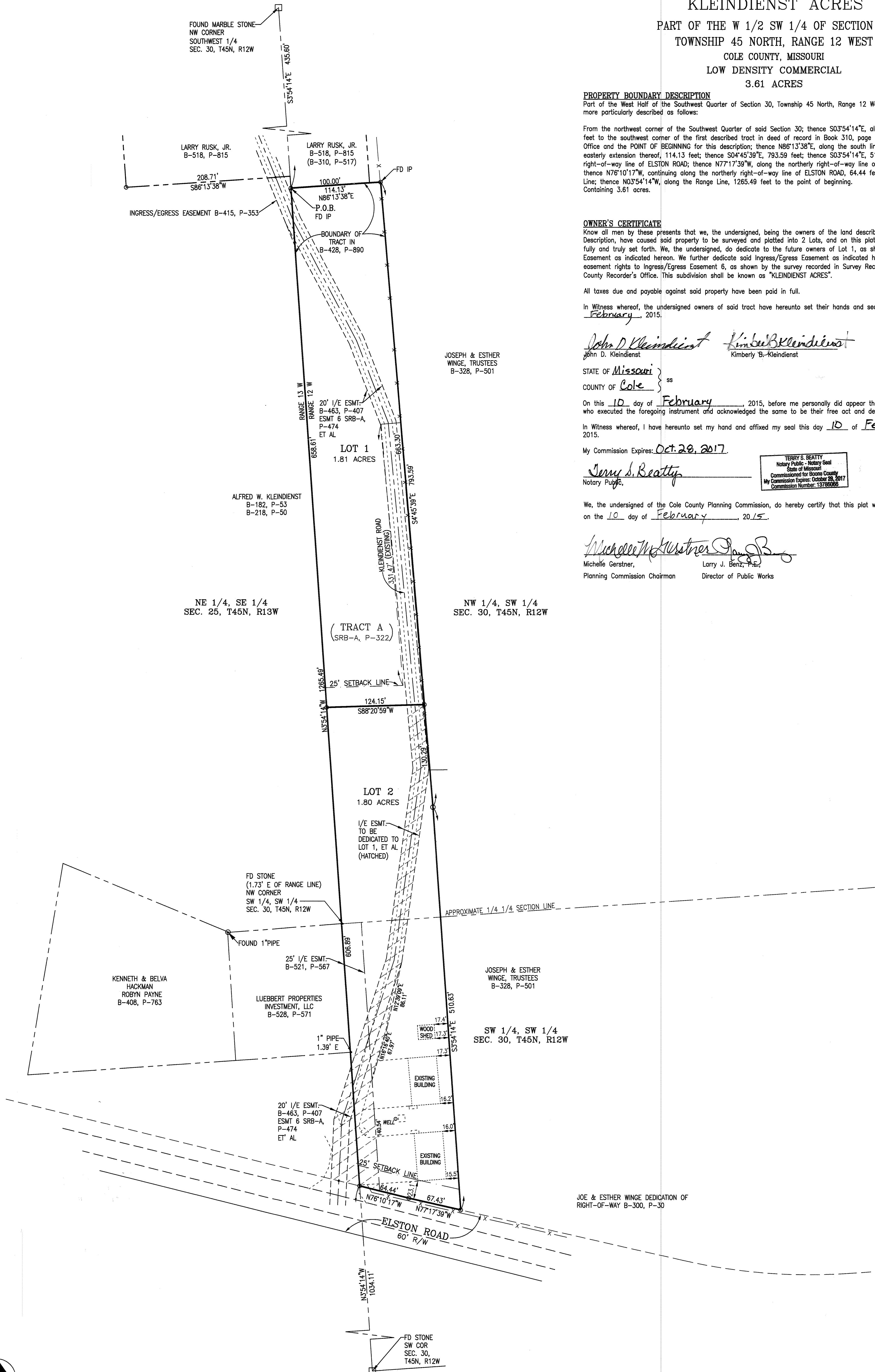
My Commission Expires: Oct. 28, 2017

Terry S. Beatty
Notary Public

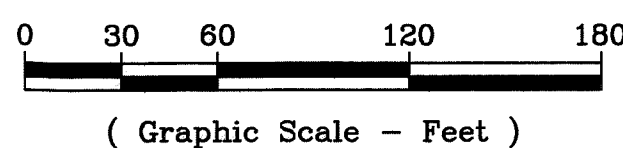


We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 10 day of February, 2015.

Michelle M. Huster *Larry J. Benz, P.E.*
Michelle Gerstner, Larry J. Benz, P.E.
Planning Commission Chairman Director of Public Works



1 inch = 60 feet



(Graphic Scale - Feet)

NOTES:

- LAND USE - LOW DENSITY
- SEWER - PRIVATE
- ELECTRIC - THREE RIVERS
- WATER - PRIVATE
- TELEPHONE - CENTURYLINK

THE LOT IN THIS SUBDIVISION CONFORMS TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THEREOF.

THE FRONT SET BACK LINES SHALL BE 25 FEET FROM THE PROPERTY LINE. THE SIDE AND REAR SET BACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.

SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.

BEARING BASE: SURVEY RECORDED IN SURVEY RECORD BOOK A, PAGE 322, COLE COUNTY RECORDER'S OFFICE.

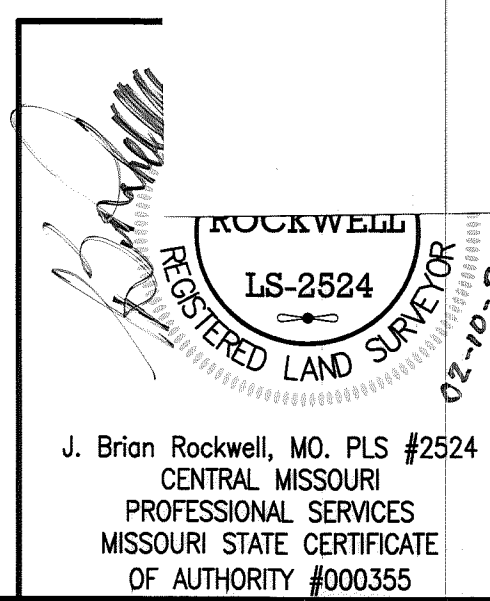
PARENT TRACT: JOHN D. & KIMBERLY B. KLEINDIENST, BOOK 428, PAGE 890, COLE COUNTY RECORDER'S OFFICE.

THIS PROPERTY IS IN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0108E, EFFECTIVE DATE: NOVEMBER 2, 2012.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of John Kleindienst, a Property Boundary Survey was made under my personal direction regarding the property shown and described on this plat and that the results are represented correctly. This survey was executed in accordance with the current Missouri Minimum Standards for an Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 10th day of February, 2015.



Document No. 20150114

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record this 11 day of Feb, 2015.

at 2:12 Minutes A.M.,

at 12, Page 1796

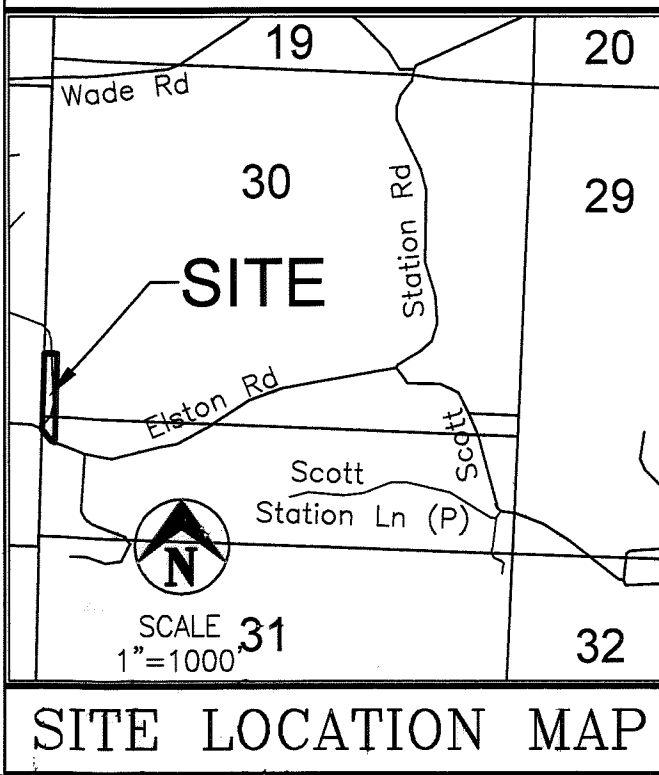
order

, Deputy

Professional Services, Inc.

3 - MATERIALS TESTING

CARTY Phone (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898



TITLE KLEINDIENST ACRES 5220 KLEINDIENST ROAD			
FOR JOHN & KIMBERLY KLEINDIENST			
DATE	DRN. BY J.B.R.	SCALE 1" = 60'	BOOK DC, GPS
REV. DATE	CKD. BY K.M.B.	SHEET 1 of 1	JOB NO. 88-039

CCPW