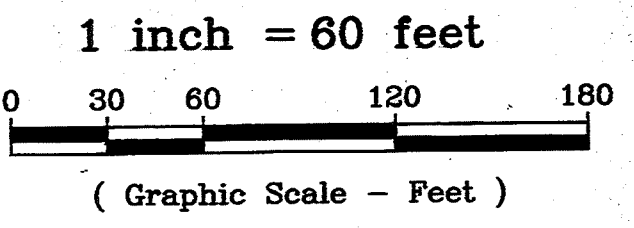


**OLD STAGE SUBDIVISION**  
**RURAL DENSITY RESIDENTIAL**  
**PART OF THE SE 1/4, SE 1/4**  
**SEC. 27, T45N, R13W**  
**COLE COUNTY, MISSOURI**

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

*Michelle Gerstner*  
 Michelle Gerstner  
 Planning Commission Chairman

*Larry J. Boaz*  
 Larry J. Boaz P.E., Director of Public Works



David R. Knernschild & Pamela S. Rustemeyer  
 B-648, p-631

**PROPERTY BOUNDARY DESCRIPTION**

Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 45 North, Range 13 West, Cole County, Missouri, more particularly described as follows:

From the southeast corner of said Section 27; thence N70°42'11"W, 613.92 feet to point on the northerly right of way line of OLD STAGE ROAD as per deed of Conveyance of Right-of-way recorded in Book 355, page 830, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence S81°28'40"W, along the northerly line of said right-of-way, 135.72 feet; thence N5°19'17"W, 86.30 feet; thence S84°40'43"W, 142.00 feet; thence N5°20'05"W, 126.00 feet; thence N89°14'26"E, 306.63 feet; thence S3°32'30"W, 182.51 feet to the point of beginning. Containing 1.04 acres.

**OWNER'S CERTIFICATE**

Know all men by these presents, that We, the undersigned, being the owners of the tract of land described in the foregoing property description, have caused said tract to be surveyed and subdivided into a Lot and the size thereof is fully and truly set forth. This plat shall be known as OLD STAGE SUBDIVISION.

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 seals this 20th day of March, 2015.

*David R. Knernschild*  
 David R. Knernschild

*Pamela S. Rustemeyer*  
 Pamela S. Rustemeyer

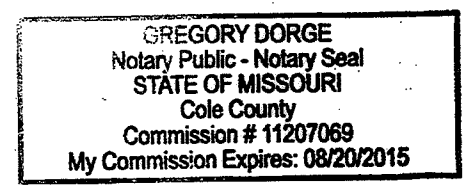
State of Missouri }  
 County of Cole } ss

On this 20th day of March, 2015, before me did personally 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 20th day of March, 2015.

My Commission Expires: August 20, 2015

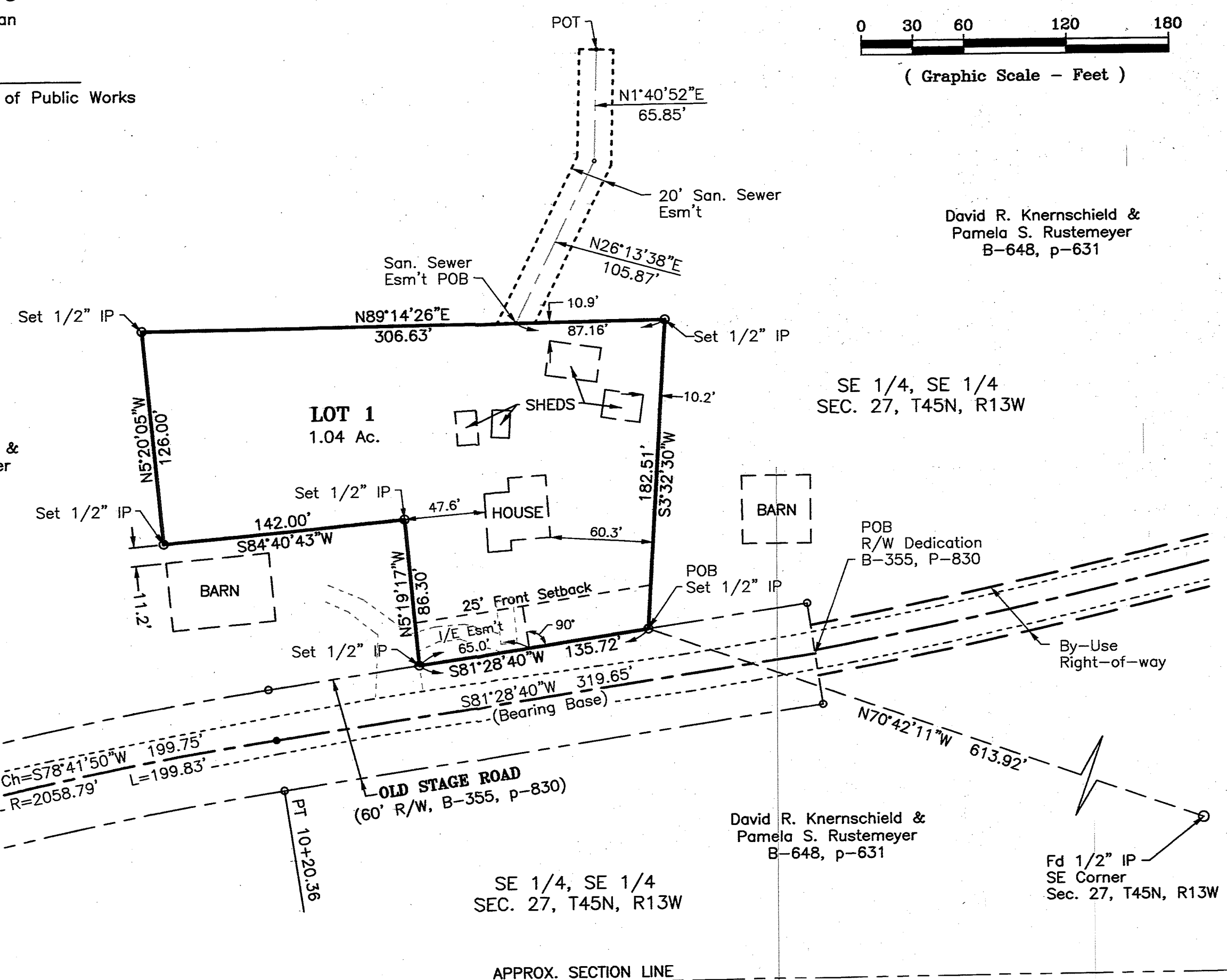
*Gregory Dorge*  
 Gregory Dorge  
 Notary Public, Cole County



**SURVEYOR'S CERTIFICATE**

This is to certify that at the request of Pam Rustemeyer, a survey and subdivision was made under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly. This survey was performed in accordance with the current requirements of the Missouri Minimum Standards for a Suburban Property Boundary Survey.

In Witness whereof I have hereunto set my seal and signature this 10 day of March, 2015.



David R. Knernschild & Pamela S. Rustemeyer  
 B-648, p-631

David R. Knernschild & Pamela S. Rustemeyer  
 B-648, p-631

Fd 1/2" IP  
 SE Corner  
 Sec. 27, T45N, R13W

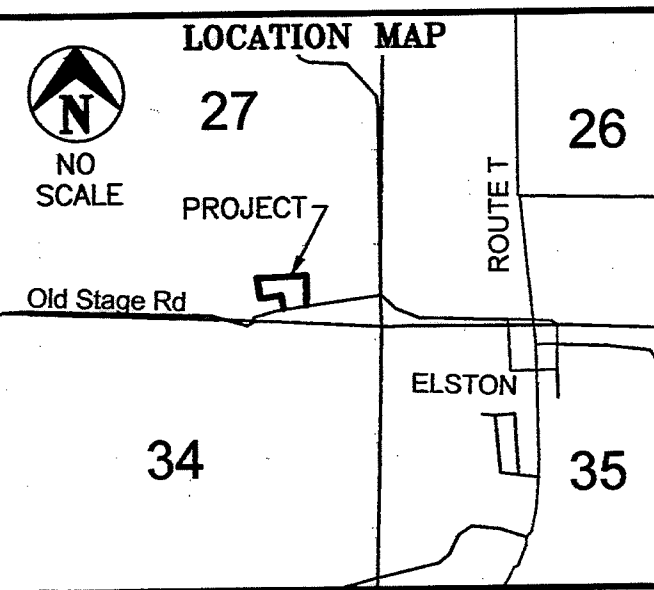
**NOTES:**

- Bearing Base: Centerline of Conveyance of Right-of-way Deed to Cole County, Book 355, page 830, Cole County Recorder's Office.
- Parent Tract: David R. Knernschild and Pamela S. Rustemeyer, Book 648, page 631, Cole County Recorder's Office
- Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: Recorded or unrecorded easements, building setbacks, restrictions, zoning or any other land use regulations or any other facts which an accurate and current title search may disclose
- Ingress / Egress Easement shown along the southerly line of Lot 1 to be retained by the parent tract owners.

**SANITARY SEWER EASEMENT**

A 20 foot strip of land being part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 45 North, Range 13 West, Cole County, Missouri, the centerline of said 20 foot strip being more particularly described as follows:

From the southeast corner of said Section 27; thence N70°42'11"W, 613.92 feet to a point on the northerly right of way line of OLD STAGE ROAD as per deed of Conveyance of Right-of-way recorded in Book 355, page 830, Cole County Recorder's Office; thence N3°32'30"E, 182.51 feet; thence S89°14'26"W, 87.16 feet to the POINT OF BEGINNING for this centerline description; thence N26°13'38"E, 105.87 feet; thence N1°40'52"E, 65.85 feet to the point of termination.



LAND USE - Rural Density Residential  
 TELEPHONE - Centurylink  
 SEWER - Individual  
 ELECTRIC - Ameren  
 WATER - Well

**BUILDING LIMIT LINES (FROM PROPERTY LINE)**  
 FRONT = 25 FEET  
 SIDE AND REAR = 10 FEET

THIS PROPERTY IS IN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0105E, EFFECTIVE DATE NOVEMBER 2, 2012.

**COPY**

Document No. 201502760

STATE OF MISSOURI }  
 COUNTY OF COLE } ss  
 Filed for record 1 day of April, 2015.  
 at 10 O'clock and 32 Minutes A.M.,  
 recorded in Book 12, Page 800.

Ralph C. Bray, Jr.  
 Deputy



Keith M. Brickey  
 Mo. PLS #2578  
 Central Missouri Professional Services, Inc.  
 Missouri State Certificate of Authority #000355

**Central Missouri Professional Services, Inc.**  
 ENGINEERING - SURVEYING - MATERIALS TESTING  
 2500 E. McCARTY Phone (573) 634-3800  
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8800

TITLE <b>OLD STAGE SUBDIVISION</b>			
7026 OLD STAGE RD., JEFFERSON CITY, MO 65109			
FOR <b>PAM RUSTEMEYER</b>			
DATE MAR. 2015	DRN. BY K.B.	SCALE 1" = 60'	BOOK
REV. DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 15-00