

GERSTNER ESTATE SUBDIVISION

PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 17 & PART OF THE SE 1/2 OF THE NE 1/4 OF SECTION 18 T43N, R12W, COLE COUNTY, MISSOURI SINGLE FAMILY - RESIDENTIAL

PROPERTY BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 17 and part of the Southeast Quarter of the Northeast Quarter of Section 18, all in Township 43 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 17; thence S55°19'19"E, along the Quarter Quarter Section Line, 316.30 feet to the northeasterly corner of the property described in Book 383, page 358, Cole County Recorder's Office and the POINT OF BEGINNING of this description; thence S55°19'19"E, along the Quarter Quarter Section Line, 762.60 feet to the northwesterly corner of the property described in Book 417, page 533, Cole County Recorder's Office; thence along the boundary of said property described in Book 417, page 533 the following courses: S89°21'59"E, 91.92 feet to the westerly right-of-way line of Heritage Highway (Old Hwy. 54); thence along said westerly right-of-way line, southerly on a curve to the left having a radius of 5769.58 feet, an arc distance of 44.06 feet (Ch=S5°42'09"W 44.06 feet); thence continuing along and then leaving the boundary of said property described in Book 383, page 358, S5°29'02"W, continuing along said westerly right-of-way line, 416.20 feet to a point on the easterly boundary of Lot 2 of Gerstner's Acres Subdivision, as recorded in Plat Book 11, Page 964, Cole County Recorder's Office; thence along the boundary of said Lot 2 the following courses: N5°56'19"W, 180.89 feet; thence N86°03'35"W, 269.62 feet; thence S0°15'02"E, 193.24 feet; thence S56°57'21"E, 53.89 feet; thence S68°29'36"E, 47.01 feet; thence S79°38'11"E, 43.68 feet; thence S89°35'25"E, 98.31 feet; thence S83°25'06"E, 51.63 feet to a point on the boundary of said property described in Book 383, page 358, being the westerly right-of-way line of Heritage Highway; thence S5°29'02"W, along the boundary of said property described in Book 383, page 358, being the westerly right-of-way line of Heritage Highway, 451.85 feet; thence continuing along the boundary of said property described in Book 383, page 358 and the boundary of the property described in Book 418, page 586, Cole County Recorder's Office, being the westerly right-of-way line of Heritage Highway, southerly on a curve to the right having a radius of 1105.95 feet, an arc distance of 385.25 feet (Ch=S15°27'47"W, 383.30 feet) to the most southerly corner of said property described in Book 418, page 586; thence along the boundary of Oakdale Acres Subdivision, as recorded in Plat Book 9, page 123, Cole County Recorder's Office the following courses: N61°06'49"W, along the boundary of said property described in Book 418, page 586 and the boundary of said property described in Book 383, page 358, 1366.50 feet to the most westerly corner of said property described in Book 383, page 358; thence along the boundary of said property described in Book 383, page 358 the following courses: N45°50'41"E, 790.20 feet to the southeasterly corner of the property described in Book 271, page 362, Cole County Recorder's Office; thence leaving the boundary of said Oakdale Acres Subdivision and along the boundary of said property described in Book 271, page 362 the following courses: N14°29'19"W, 697.36 feet; thence N75°57'55"E, 853.58 feet to the point of beginning. EXCEPT the property described in Book 311, page 930, Cole County Recorder's Office; EXCEPT the property described in Book 666, page 333, Cole County Recorder's Office; EXCEPT that part that lies within the North Half of the Southeast Quarter of the Northwest Quarter of said Section 17. Containing 35.52 acres.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of my respective part of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into Lots and Reserve Tracts, and on this plat, the lot & tract numbers and sizes are fully and truly set forth and I do hereby dedicate the 40' Ingress/Egress Easement A shown hereon, to the current and future owners of the property described in Book 666, page 333 and do furthermore, dedicate the 30' Ingress/Egress & Maintenance Easement, to the current and future owners of Reserve Tracts 1 & 5, shown hereon. This subdivision shall be known as "GERSTNER ESTATE SUBDIVISION".

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

In Witness whereof, the undersigned owner of said tract has hereunto set her hand and seal this 14th day of December, 2016.

The Josephine M. Gerstner Revocable Trust, dated January 3, 1997.

Josephine M. Gerstner

Josephine M. Gerstner, Trustee, signing as owner of the remaining property described in Book 383, page 358, Cole County Recorder's Office, being Lot 2, Reserve Tract 3, Reserve Tract 4, Reserve Tract 5, and Reserve Tract 6 as shown hereon.

STATE OF MISSOURI } COUNTY OF COLE }

On this 14th day of December, 2016, before me personally did appear the above signed property owner, who executed the foregoing instrument and acknowledged the same to be her free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this day 14th of December, 2016.

My Commission Expires: August 20, 2019.

Greg Dorge Notary Public

OWNER'S CERTIFICATE

We, the undersigned, being the owners of their respective part of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into Lots and Reserve Tracts, and on this plat, the lot & tract numbers and sizes are fully and truly set forth and we do hereby dedicate the 30' Ingress/Egress & Maintenance Easement, to the current and future owners of Reserve Tracts 1 & 5, shown hereon. This subdivision shall be known as "GERSTNER ESTATE 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 hand and seal this 14th day of December, 2016.

Steven L. Gerstner

Michelle M. Gerstner

Steven L. Gerstner and Michelle M. Gerstner, Signers as owners of the property described in Book 418, page 586, Cole County Recorder's Office, being Lot 1, Reserve Tract 1 and Reserve Tract 2, as shown hereon.

STATE OF MISSOURI } COUNTY OF COLE }

On this 14th day of December, 2016, 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 14th of December, 2016.

My Commission Expires: August 20, 2019.

Greg Dorge Notary Public

GREGORY DORGE Notary Public - Notary Seal STATE OF MISSOURI Cole County Commission # 15207069 My Commission Expires: 8/20/2019

STATE OF MISSOURI } Document No. 201612950

COUNTY OF COLE }

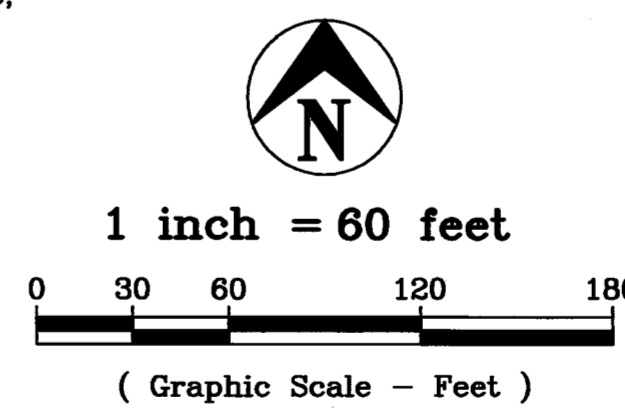
Filed for record 13 day of December 2016.

at 10 o'clock and 21.25 Minutes A.M.,

recorded in Book 12, Page 431.

Ralph C. Bray, Jr., Recorder

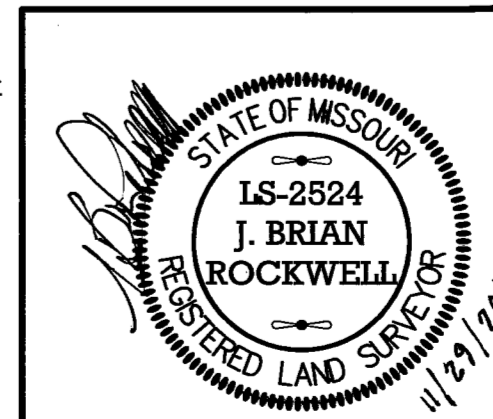
Candace Schrimpf, Deputy



SURVEYOR'S CERTIFICATE

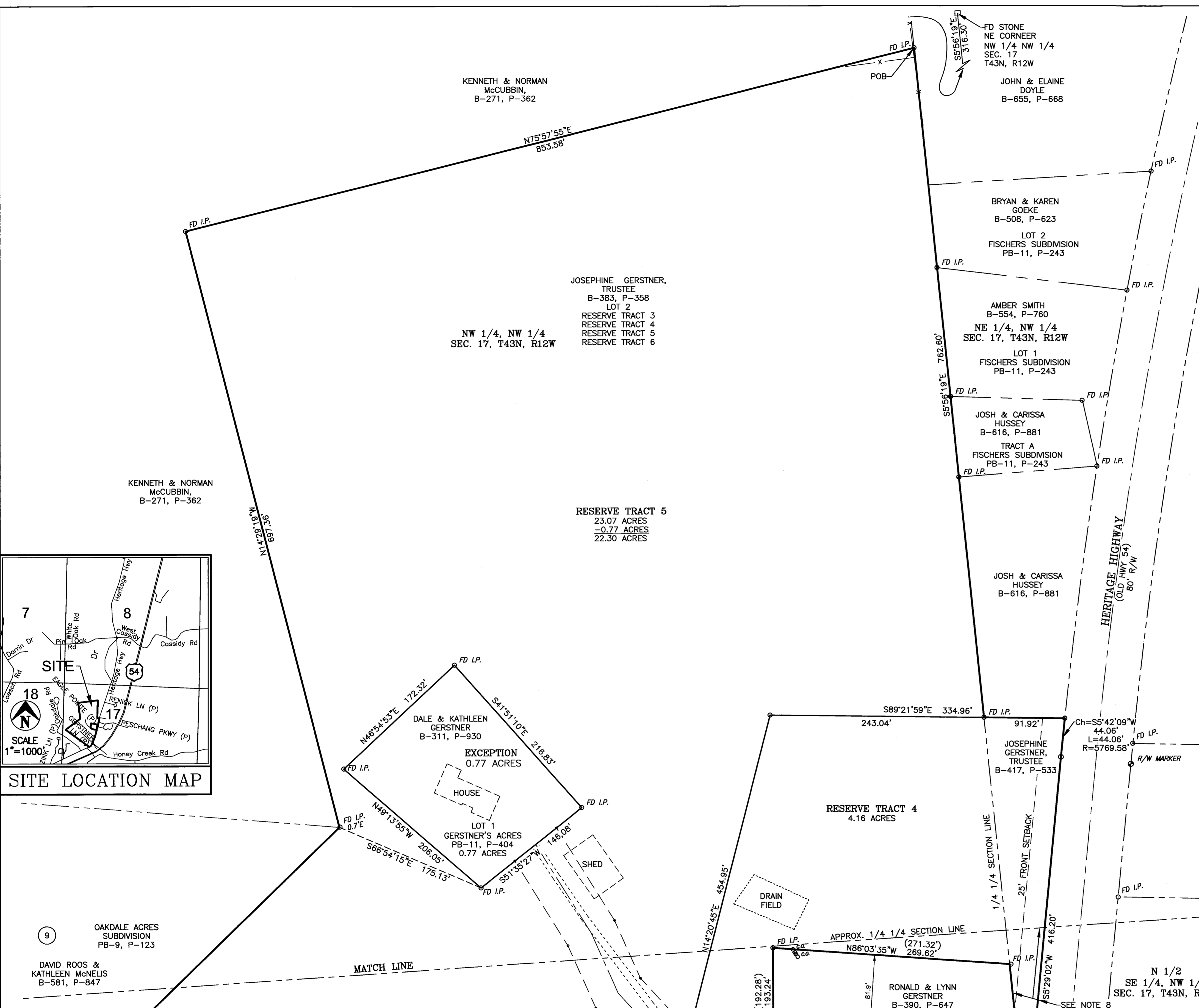
This is to certify that at the request of Dale Gerstner, a Property Boundary Survey and Subdivision was made, under my personal direction, regarding the property shown and that the results are shown on this plat. This survey was performed in accordance with the requirements of the Missouri Minimum Standards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

In Witness whereof, I have hereunto set my seal and signature this 29th day of November, 2016.



J. Brian Rockwell, MO. PLS #2524 PROFESSIONAL SERVICES MISSOURI STATE CERTIFICATE OF AUTHORITY #000355

Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101 Phone (314) 634-3455 FAX (314) 634-8898 TITLE GERSTNER ESTATE SUBDIVISION 3813 GERSTNER LANE & 7228 HERITAGE HWY. FOR GERSTNER ESTATE DATE 11/29/2016 DRN. BY J.B.R. SCALE 1" = 60' BOOK REV. DATE CKD. BY SHEET 1 of 2 JOB NO. 88-239

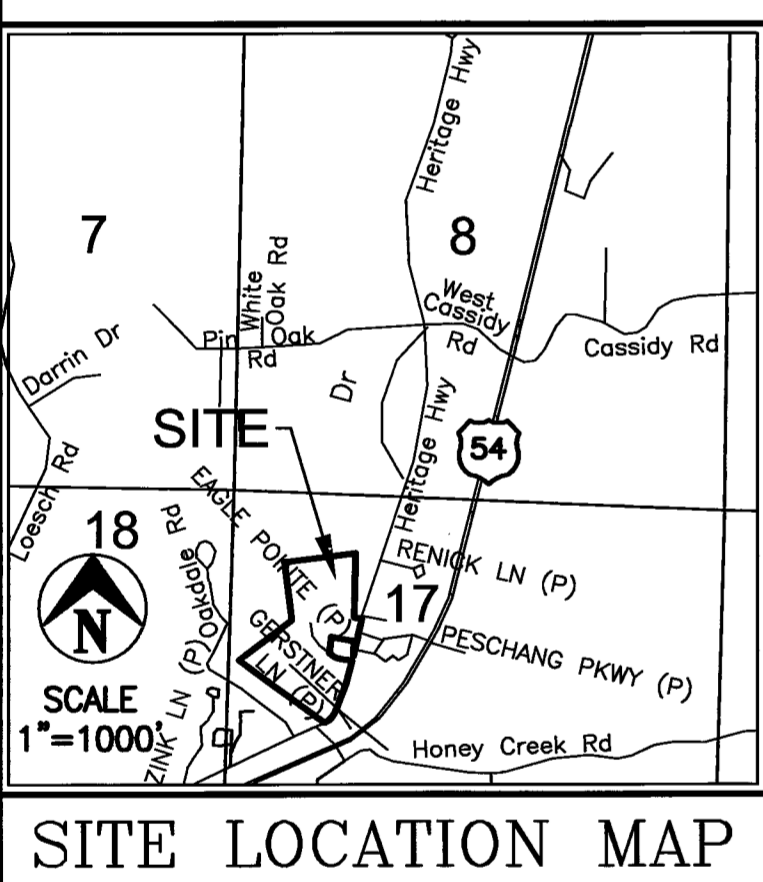


- NOTES: 1.) SET 1/2" IP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN. 2.) BEARING BASE: NORTHERLY LINE OF THE PROPERTY DESCRIBED IN BOOK 383, PAGE 358, COLE COUNTY RECORDER'S OFFICE. 3.) RECORD SOURCE: JOSEPHINE M. GERSTNER, TRUSTEE UNDER THE JOSEPHINE M. GERSTNER REVOCABLE TRUST, DATED JANUARY 3, 1997, BOOK 383, PAGE 358 & BOOK 417, PAGE 533, COLE COUNTY RECORDER'S OFFICE. 4.) EXCEPT AS SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY APPLY TO THE SUBJECT PROPERTY: RECORD EASEMENTS, BUILDING SETBACKS, RESTRICTIONS, ZONING OR ANY OTHER LAND USE REGULATIONS OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. TELEPHONE -CENTURYLINK

- 5.) THIS PROPERTY LIES WITHIN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C02806, EFFECTIVE DATE: NOVEMBER 2, 2012. 6.) LAND USE - SINGLE FAMILY RESIDENTIAL SEWER - PRIVATE ELECTRIC - AMEREN UE WATER - PRIVATE TELEPHONE -CENTURYLINK 7.) RESERVE TRACTS 1, 2, 3, 4 & 5 ARE NOT INDIVIDUAL BUILDING TRACTS AND ARE INTENDED TO BE TRANSFERRED TO ADJACENT PROPERTY OWNERS. 8.) THIS SMALL TRIANGULAR TRACT WAS IN FREDERICK JACOBS TITLE IN 1913 (B-40, P-523). JACOBS SOLD THE PIECE TO THE NORTH TO THE JOSEPHINE GERSTNER TRUST IN BOOK 417, PAGE 533, COLE COUNTY RECORDER'S OFFICE.

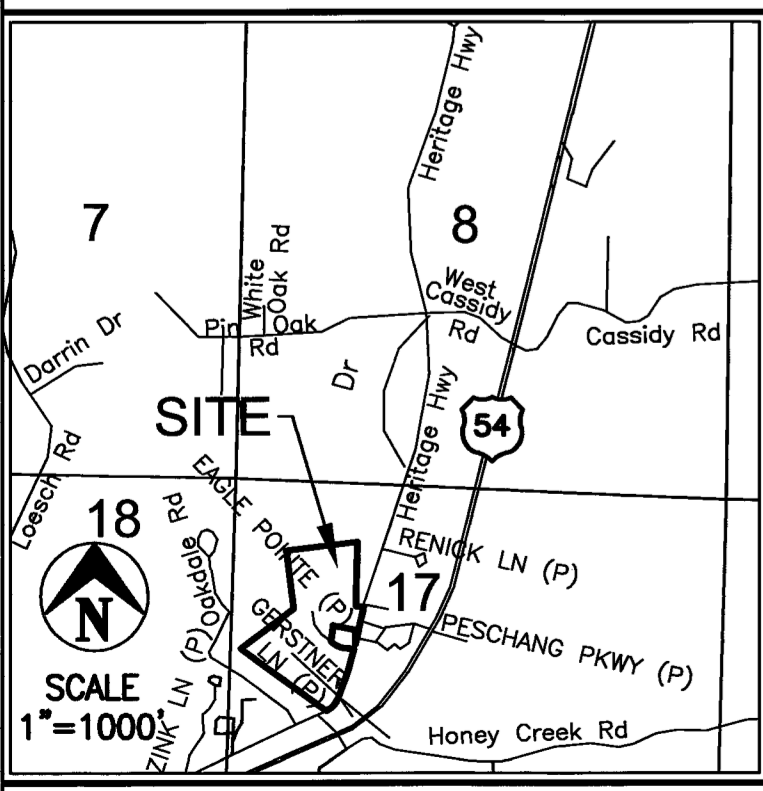
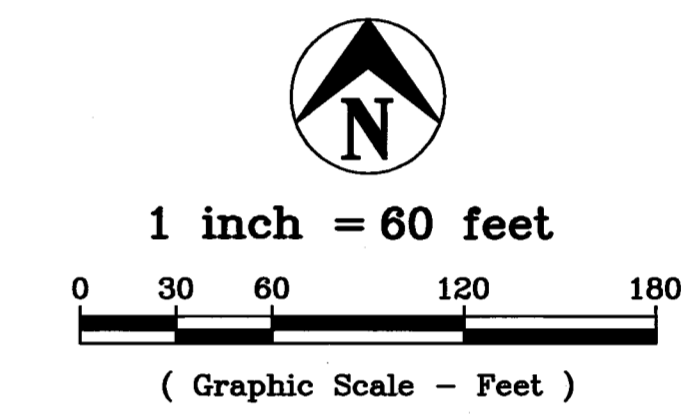
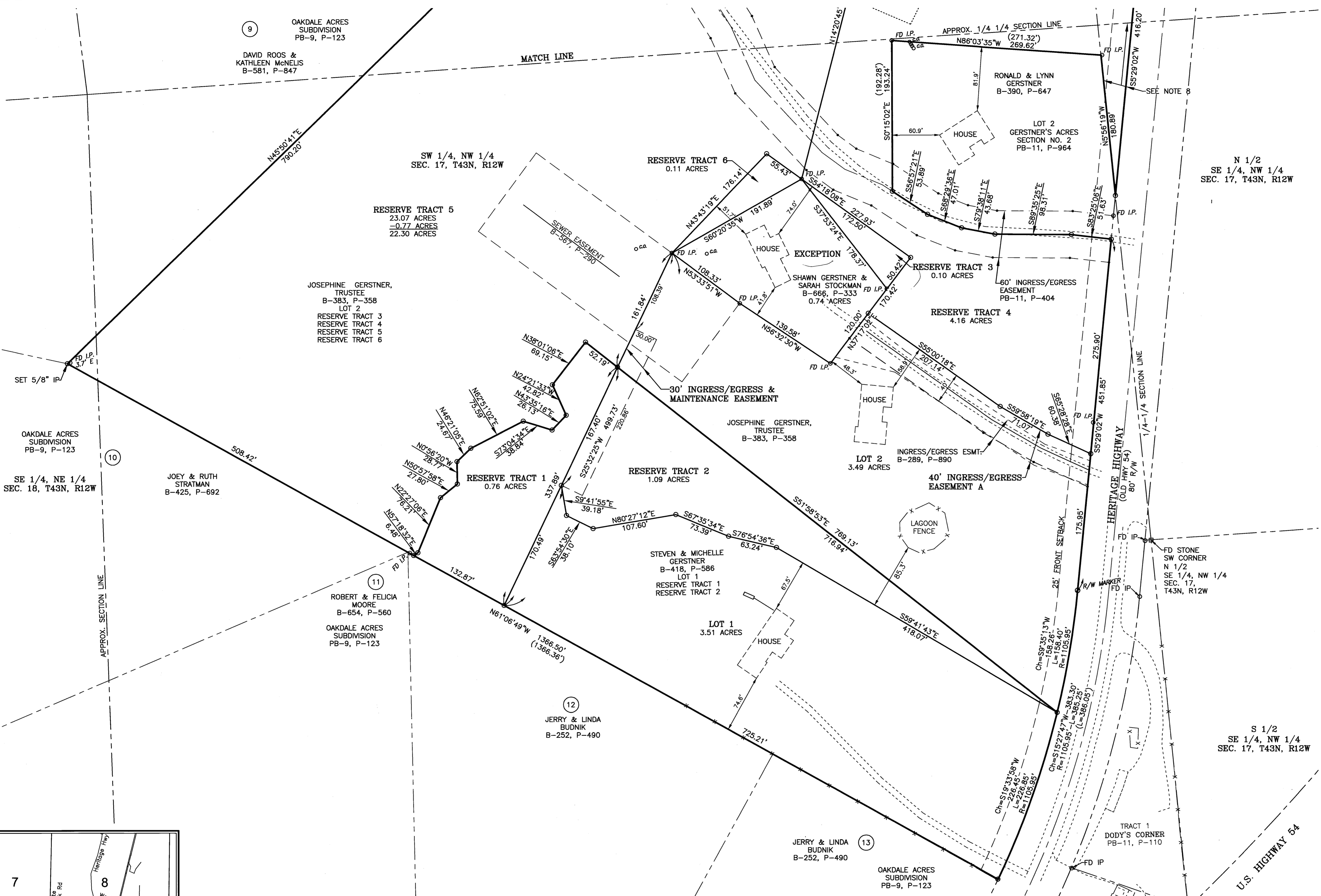
We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 11 day of October, 2016.

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



GERSTNER ESTATE SUBDIVISION

PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 17 &
PART OF THE SE 1/2 OF THE NE 1/4 OF SECTION 18
T43N, R12W, COLE COUNTY, MISSOURI



SITE LOCATION MAP

Document No. **201612950**
STATE OF MISSOURI }
COUNTY OF COLE } ss
Filed for record **13** day of **December**, 2016.
at **10** o'clock and **21:25** Minutes **A.M.**,
recorded in Book **12**, Page **331**.

Ralph C. Bray, Jr., Recorder
Candace Schrimpf
Candace Schrimpf, Deputy

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Dale Gerstner, a Property Boundary Survey and Subdivision was made, under my personal direction, regarding the property shown and that the results are shown on this plot. This survey was performed in accordance with the requirements of the Missouri Minimum Standards for a Suburban Property Boundary Survey.



Central Missouri Professional Services, Inc.
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2500 E. McCARTY Phone (314) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (314) 634-8898

TITLE **GERSTNER ESTATE SUBDIVISION**
3813 GERSTNER LANE & 7228 HERITAGE HWY.
FOR **GERSTNER ESTATE**

DATE 11/29/2016	DRN BY J.B.R.	SCALE 1" = 60'	BOOK
REV.	CKD. BY	SHEET 2 of 2	JOB NO. 88-239

In Witness whereof, I have hereunto set my seal and signature this 29th day of November, 2016.