

**PISTEL HOME SUBDIVISION**  
9.98 ACRES  
RURAL DENSITY

**BOUNDARY DESCRIPTION**  
Part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 44 North, Range 13 West, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 33; thence N0°48'26"W, along the Section Line, 527.27 feet to the northern line of the Stringtown Station Road right-of-way (formerly Missouri State Route C); being the POINT OF BEGINNING for this description; thence S51°40'28"W, along the northern line of said Stringtown Road right-of-way, 797.19 feet to the most easterly corner of the property described by deed of record in Book 217, page 286, Cole County Recorder's Office; thence, along the boundary of said property described in Book 217, page 286, the following courses: N29°37'30"W, 197.24 feet to the most northerly corner thereof; thence S50°14'30"W, 190.00 feet to the most westerly corner thereof; thence S42°24'30"E, 146.69 feet to the most westerly corner thereof, being a point on the south line of the Northeast Quarter of the Northeast Quarter of the aforesaid Section 33; thence leaving the boundary of said property described in Book 217, page 286, S58°07'14"W, along the Quarter-Quarter Section Line, 394.38 feet to a point on the southerly line of the New Missouri State Highway C right-of-way (Project No. 5-S-C-22) as per conveyance of record in Book 254, page 895, Cole County Recorder's Office; thence, along the southerly line of said New Missouri State Highway C right-of-way, the following courses: N46°33'23"E, 596.59 feet; thence N33°52'33"E, 205.00 feet; thence N46°33'23"E, 215.00 feet; thence N59°47'49"E, 87.32 feet; thence N45°07'27"E, 200.06 feet; thence N46°33'23"E, 324.20 feet to a point on the east line of the Northeast Quarter of the Northeast Quarter of the aforesaid Section 33; thence S0°48'26"E, along the Section Line, 570.69 feet to the POINT OF BEGINNING.  
Containing 9.98 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 Lots and a Reserved Tract and the sizes thereof are fully and truly set forth and the owners do hereby dedicate the owners of Lots 1 and 2 of this subdivision, the 15 foot wide private ingress and egress easements as shown hereon. This plat shall be known as PISTEL HOME SUBDIVISION.

*W. Leon Pistel*      *Elda A. Pistel*  
W. Leon Pistel      Elda A. Pistel

*Jeffrey Bubach*  
Jeffrey Bubach

State of Missouri }  
County of Cole } ss

On this 23rd day of November, 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.

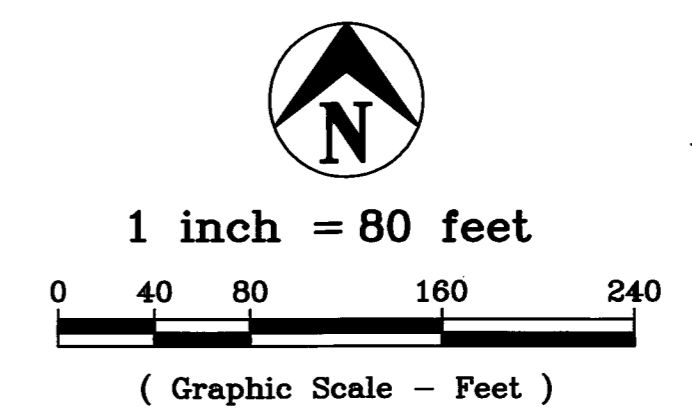
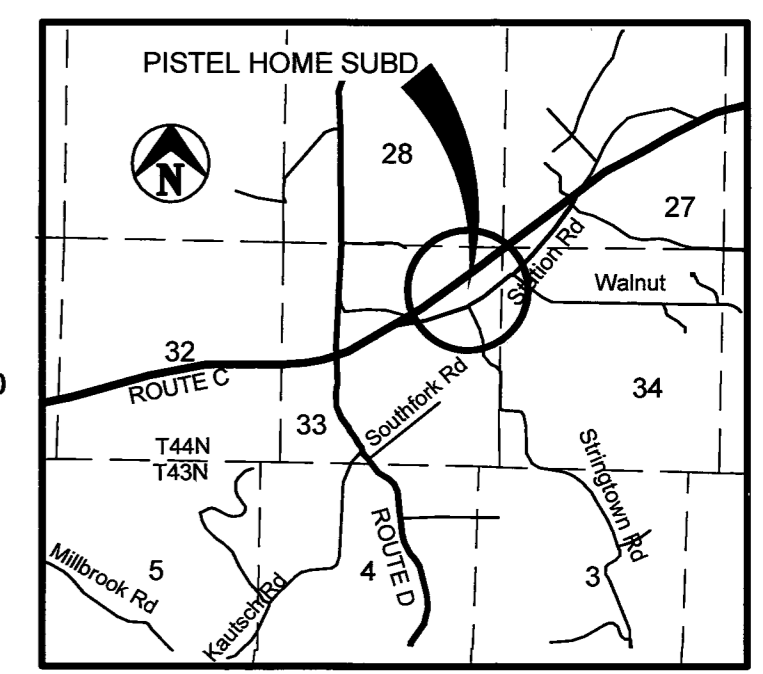
In Witness whereof, I have hereunto set my hand and affixed my seal the day and year above written.

My Commission Expires: August 20, 2019

*Gregory Dorge*  
Gregory Dorge  
Notary Public, Cole County, Missouri  
My Commission Expires: 8/20/2019

We, the undersigned, of the Cole County Planning Commission do hereby certify that this plat was approved on the 8th day of November, 2016.

*Michelle Gerstner*      *Larry J. Berns*  
Michelle Gerstner      Larry J. Berns, DE  
Planning Commission Chairman      Director of Public Works



**LAND USE** - Rural Density Residential  
**TELEPHONE** - CenturyLink  
**SEWER** - Individual  
**ELECTRIC** - Three Rivers Electric Co-Op  
**WATER** - Private 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 chance floodplain) as shown by the flood insurance rate map, Cole County, Missouri, map number 29051C0115E, effective date November 2, 2012.

**NOTES:**

- Bearing Base: Previous Central Missouri Professional Services, Inc. Surveys in the Lohman / Stringtown area, Re: C.M.P.S., Inc. Job Nos. 78-007 and 05-057 and subsequent surveys of record in Survey Record Book A, pages 792 and 793, Cole County Recorder's Office.
- Parent Tract: Final Settlement of the Estate of Marinda Pistel, in Book 667, page 59 and Quit-Claim deed of record in Book 667, page 60, Cole County Recorder's Office.
- Set 1/2" Iron Pin at all Lot Corners unless otherwise shown.
- 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 factors which an accurate and current title search may disclose.
- Reserved Tract A, as shown hereon, does not represent an individual building lot and is intended to be deeded or transferred to the owners of the adjoining property described in Book 217, page 286, Cole County Recorder's Office and shall become a part of said adjoining property known as 8122 Stringtown Station Road.

**SURVEYOR'S CERTIFICATE**  
This is to certify that at the request of Leon and Elda Pistel, on their own behalf and on the behalf of Jeffrey Bubach, a survey and subdivision was made under my personal direction, regarding the property shown and that the results of said survey are represented on this plat. 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 23rd day of November, 2016.

Document No. 201612103

STATE OF MISSOURI }  
COUNTY OF COLE } ss

Filed for record 9 day of December 2016  
at 9 O'clock and 42 minutes A.M.  
recorded in Book 12, page 935

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

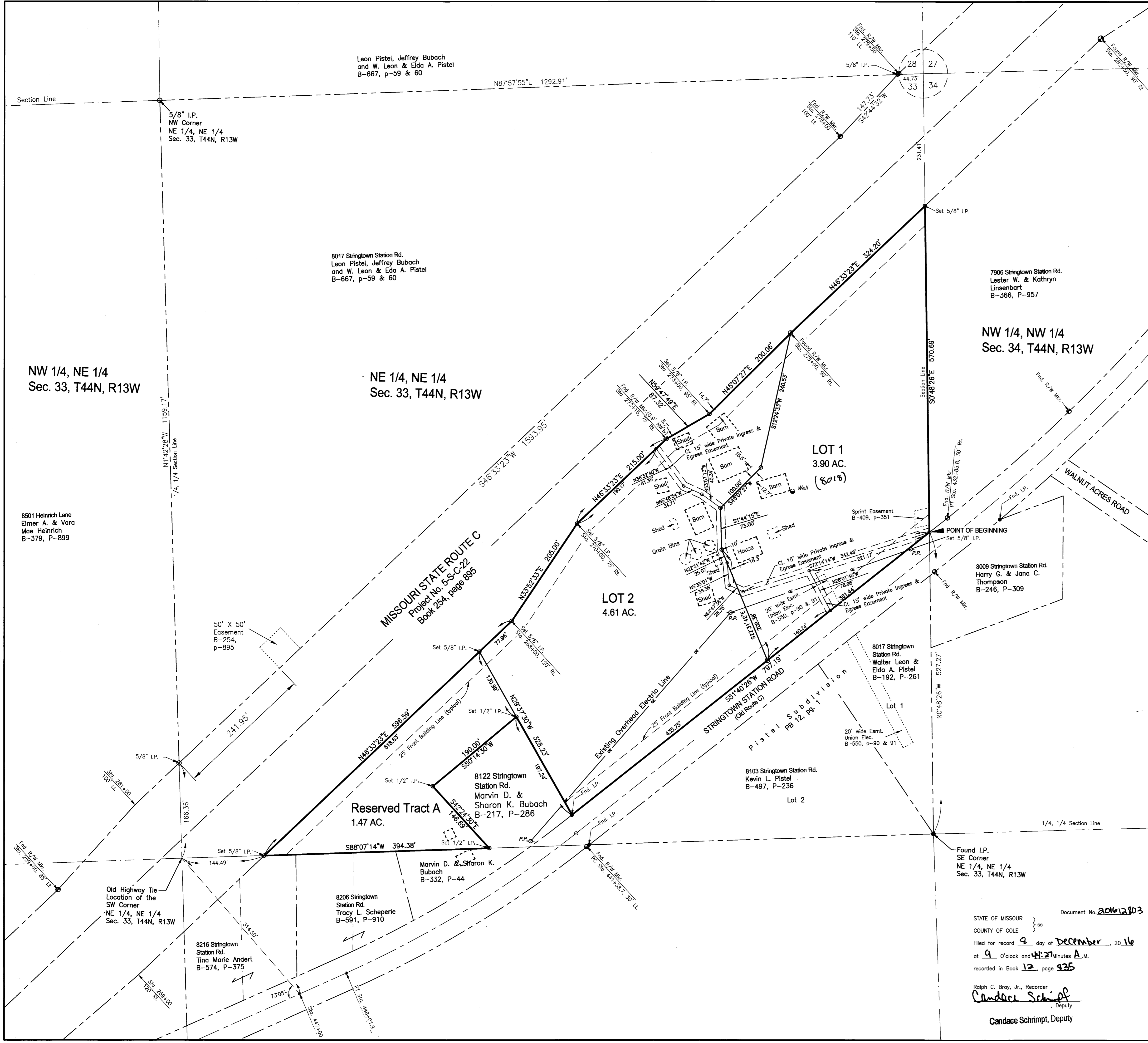
Ralph C. Bray, Jr., Recorder  
*Candace Schrimpf*  
Candace Schrimpf, Deputy

Central Missouri Professional Services, Inc.  
ENGINEERING - SURVEYING - MATERIALS TESTING  
2500 E. McCARTY      Phone (573) 634-3455  
JEFFERSON CITY, MISSOURI 65101      FAX (573) 634-8898

TITLE PISTEL HOME SUBDIVISION  
STRINGTOWN STATION ROAD

FOR Leon & Elda Pistel

DATE Nov. 23, 2016	DRN BY DGS	SCALE 1"=80'	BOOK GPS-09282016-RK
REV. DATE	CKD BY JBR	SHEET 1 OF 1	JOB NO. 16-078



MISSOURI PROFESSIONAL SURVEYORS AND LAND SURVEYORS BOARD  
 5100 W. STATE ST., STE. 100, ST. LOUIS, MO 63110  
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