

1 inch = 30 feet



(Graphic Scale - Feet)

BASIS OF BEARINGS: SOUTHWESTERLY LINE OF LOT 2A OF "A REPLAT OF 54-17 BAX COMMERCIAL PROPERTY, PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 957, COLE COUNTY RECORDER'S OFFICE.

UTILITIES:

- WATER SUPPLY - PRIVATE
- SANITARY SEWER - PRIVATE
- ELECTRICAL POWER - THREE RIVERS
- TELEPHONE - EMBARQ
- LAND USE: COMMERCIAL

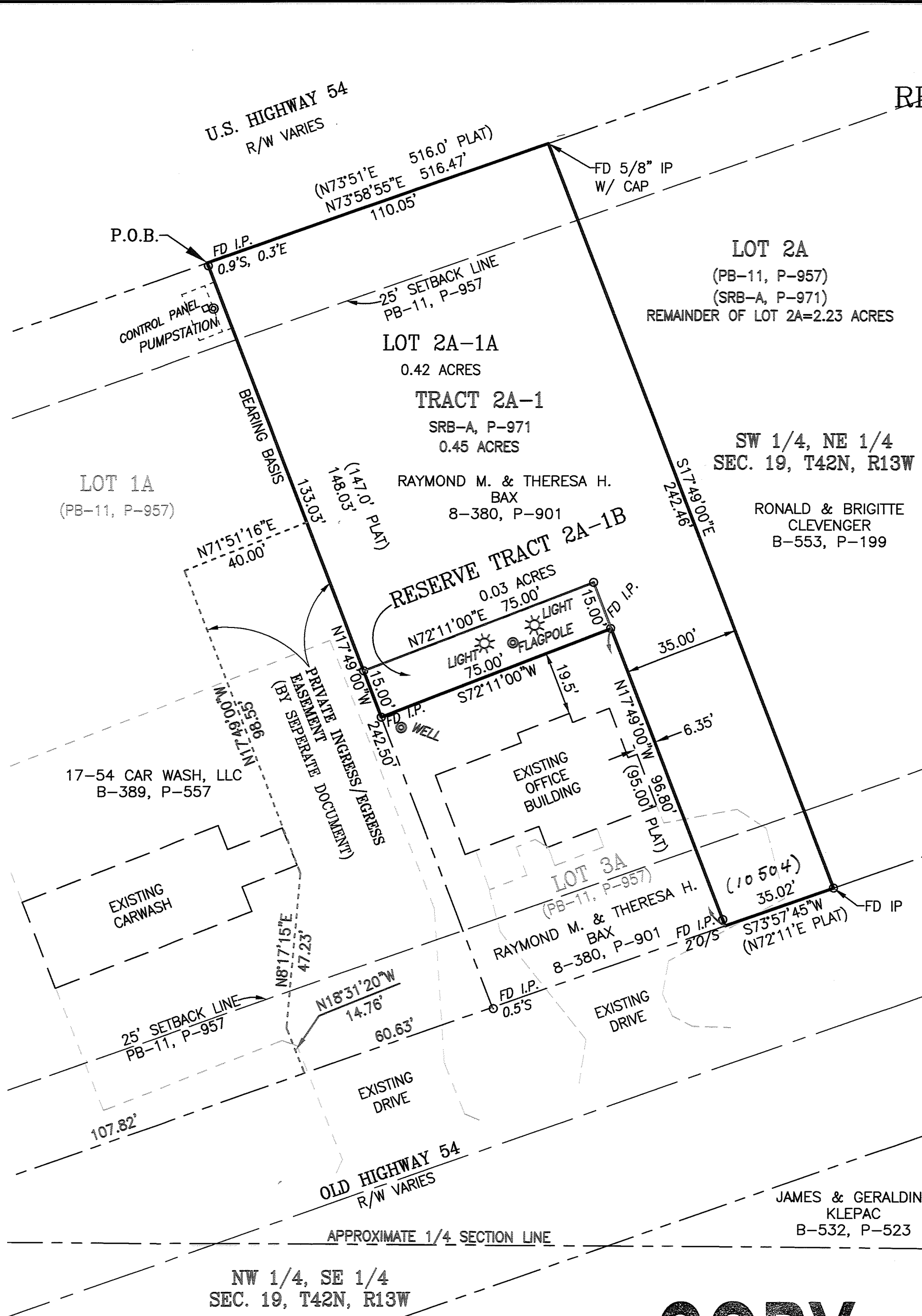
We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 12 day of August, 2008.

Duane Amos
Duane Amos, Chairman

Larry J. Benz, P.E., Director

NOTES:

- 1.) TRACT 2A-1 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 29051C0200D, EFFECTIVE DATE: DECEMBER 2, 2005.
- 2.) 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.
- 3.) TRACT 2A-1 MAY BE SUBJECT TO THE "DECLARATION OF RESTRICTIONS AND COVENANTS REGARDING THE SEWAGE LAGOON SERVING THE CEDAR KNOLL AND 54-17 BAX COMMERCIAL PROPERTY SANITARY SEWER ASSOCIATION" AS RECORDED IN BOOK 515, PAGE 138, COLE COUNTY RECORDER'S OFFICE.
- 4.) TRACT 2A-1 MAY BE SUBJECT TO THE INSTRUMENT RECORDED IN BOOK 517, PAGE 405, COLE COUNTY RECORDER'S OFFICE.
- 5.) THE BUILDING SETBACK LINES FOR THE SIDE AND REAR PROPERTY LINES SHALL BE 10 FEET TO CONFORM WITH THE PLANNING REGULATIONS FOR THE COUNTY OF COLE. THE FRONT SETBACK SHALL BE 25 FEET.
- 6.) PARENT TRACT: RAYMOND M. & TERESA H. BAX, B-380, P-901.
- 7.) RESERVE TRACT 2A-1B IS NOT AN INDIVIDUAL BUILDING LOT AND IS INTENDED TO BE RETAINED BY THE OWNER OF LOT 3-A



PLAT OF TRACT 2A-1 OF
SURVEY RECORD BOOK A, PAGE 971 OF A
REPLAT OF 54-17 BAX COMMERCIAL PROPERTY
BEING PART OF THE SW 1/4 OF THE NE 1/4,
OF SECTION 19, T42N, R13W
COLE COUNTY, MISSOURI
COMMERCIAL PROPERTY

PROPERTY BOUNDARY SURVEY

All of TRACT 2A-1 of the survey recorded in Survey Record Book A, Page 971, Cole County Recorder's Office, said TRACT 2A-1 being part of LOT 2A of "A REPLAT OF 54-17 BAX COMMERCIAL PROPERTY", as recorded in Plat Book 11, page 957, Cole County Recorder's Office, said LOT 2A being part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 42 North, Range 13 West, Cole County, Missouri, being more particularly described as follows:

BEGINNING at the most westerly corner of said LOT 2A; thence N73°58'55"E, along the northwesterly line of said LOT 2A, also being the southerly right-of-way line of U.S. HIGHWAY 54, 110.05 feet; thence S17°49'00"E, 242.46 feet to the southeasterly line of said LOT 2A, also being the northwesterly right-of-way line of OLD HIGHWAY 54; thence along the boundary of said LOT 2A the following courses: S73°57'45"W, along the northwesterly right-of-way line of OLD HIGHWAY 54, 35.02 feet to the most easterly corner of LOT 3A of said "A REPLAT OF 54-17 BAX COMMERCIAL PROPERTY", thence N17°49'00"W, along the northeasterly line of said LOT 3A, 96.80 feet to the most northerly corner of said LOT 3A; thence S72°11'00"W, along the northwesterly line of said LOT 3A, 75.00 feet to the most westerly corner thereof; thence N17°49'00"W, along the northeasterly line of LOT 1A of said "A REPLAT OF 54-17 BAX COMMERCIAL PROPERTY", 148.03 feet to the point of beginning. Containing 19,500 Sq. Ft. (0.45 acres)

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and on this plat the number of the lot and the size thereof is fully and truly set forth, and the undersigned do hereby dedicate to the Public, for Public use forever, all Right-of-ways (not previously of record) as shown on this plat and said plat shall be known as "PLAT OF TRACT 2A-1 OF SURVEY RECORD BOOK "A", PAGE 971 OF A REPLAT OF 54-17 BAX COMMERCIAL PROPERTY".

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 August, 2008.

Raymond M. Bax
Raymond M. Bax

Theresa H. Bax
Theresa H. Bax

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 20th day of August, 2008, before me personally did appear the above signed owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 20th day of August, 2008.

My Commission Expires: August 20, 2011

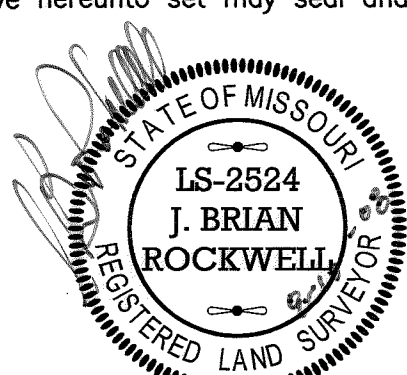
Gregory Dorge
Notary Public, Cole County

Gregory Dorge
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #07207069
My Commission Expires August 20, 2011

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Ray Bax, a survey was made on the property shown hereon and that the results are represented correctly. This survey was performed in accordance with the standards adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors for a Urban Property Survey.

In Witness whereof, I have hereunto set my seal and signature this 20th day of August, 2008.



08-20-2008
J. Brian Rockwell, Mo. RLS #2524

COPY

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 2 day of September, 2008.

at 11 O'clock and 75:31 Minutes A.M.,

recorded in Book 12, Page 646.

LARRY D. RADEMAN, Recorder

Deputy

Document No. 200809336

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

TITLE
**PLAT OF TRACT 2A-1 SURVEY RECORD BOOK A, PAGE 971
OF A REPLAT OF 54-17 BAX COMMERCIAL PROPERTY**

FOR RAY BAX			
DATE 8/3/2007	DRN. BY J.B.R.	SCALE 1" = 50'	BOOK
REV. DATE	CKD. BY DV., K.M.B.	SHEET 1 OF 1	JOB NO. 00-045

CCPW B0141