

BRIDGE-VU SUBDIVISION SECTION 7

MEDIUM DENSITY LIGHT INDUSTRIAL
0.42 ACRES

PROPERTY BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 42 North, Range 11 West, Cole County, Missouri, more particularly described as follows:

From the southeast corner of Lot 8, BRIDGE-VU SUBDIVISION-SECTION 6, as recorded in Plat Book 12, Page 110, Cole County Recorder's Office; thence N80°20'50"W, along the southerly line of said Lot 8, 192.97 feet; thence N76°05'54"W, continuing along the southerly line of said Lot 8, 73.74 feet to the POINT OF BEGINNING for this description; thence S13°45'44"W, 100.38 feet; thence N79°21'50"W, 161.73 feet; thence N8°38'53"E, 100.05 feet to the boundary of the property described in Book 416, Page 109, Cole County Recorder's Office; thence N62°15'56"E, along the boundary of said property described in Book 416, Page 109, 35.48 feet; thence N8°12'46"E, continuing along the boundary of said property described in Book 416, Page 109, 11.55 feet to a point on the boundary of the aforesaid Lot 8; thence along the boundary of said Lot 8 the following courses: S36°44'06"E, 27.89 feet; thence S69°01'39"E, 60.26 feet; thence S76°05'54"E, 63.65 feet to the Point of Beginning. Containing 0.42 Acres.

TOGETHER WITH the Ingress/Egress Easements for Bridge Vu Drive as described in Book 416, page 109, Cole County Recorder's Office.

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 a Reserve Tract, and on this plat, the Reserve Tract designation and size are fully and truly set forth. This subdivision shall be known as "BRIDGE-VU SUBDIVISION SECTION 7".

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 29 day of October, 2014.

Darryl Schmutzler *Kathy Schmutzler*
Darryl Schmutzler Kathy Schmutzler

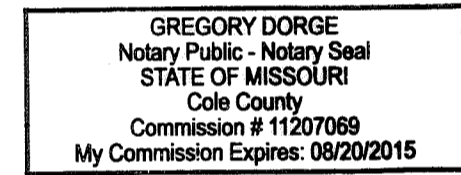
STATE OF Missouri }
COUNTY OF Cole }^{ss}

On this 29th day of OCTOBER, 2014, 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 29th of OCTOBER, 2014.

My Commission Expires: August 20, 2015

Gregory Dorge
Notary Public,



We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 14 day of October, 2014.

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

Document No. 201410732

STATE OF MISSOURI }
COUNTY OF COLE }^{ss}

Filed for record 16 day of November, 2014.

at 1 o'clock and 21:21 Minutes P.M.,

recorded in Book 12, Page 792.

Larry D. Rademan, Recorder

, Deputy

COPY

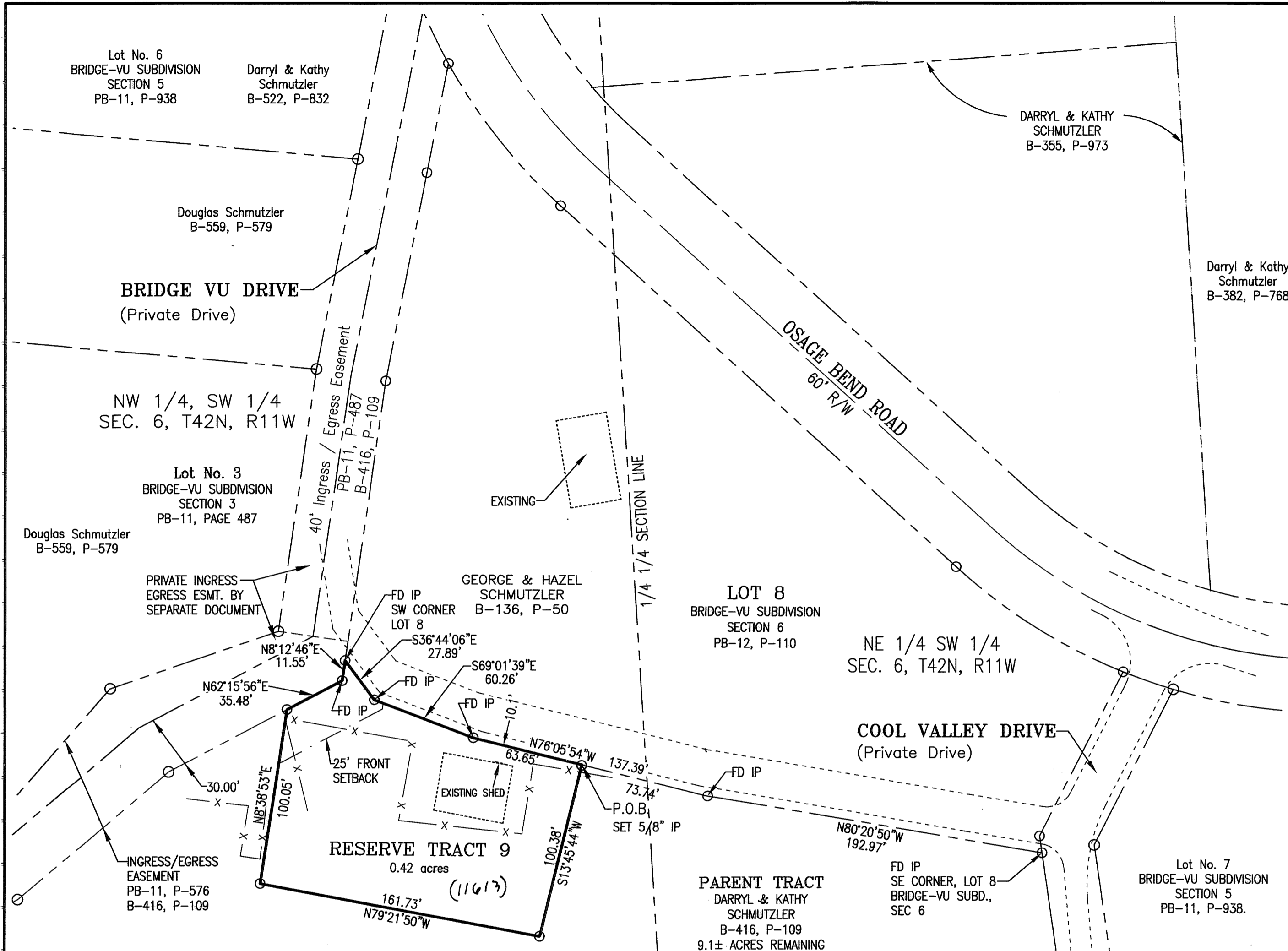
				Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY Phone (573) 634-3455 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898			
TITLE BRIDGE-VU SUBDIVISION SECTION 7 BRIDGE-VU DRIVE, JEFFERSON CITY, MO				FOR DARRYL & KATHY SCHMUTZLER			
DATE	10/28/2014	DRN. BY	J.B.R.	SCALE	1" = 60'	BOOK	DC
REV. DATE		CKD. BY		SHEET	1 OF 1	JOB NO.	75-270



1 inch = 50 feet



(Graphic Scale - Feet)



THE COUNTY OF COLE WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OR THE IMPROVEMENT OF THE PRIVATE ROADS AT PRESENT OR IN THE FUTURE. INSTALLATION OF ROAD SIGNS AND ALL MAINTENANCE OF THIS ROADWAY SHALL BE THE SOLE RESPONSIBILITY OF ANY AND ALL PARTIES HAVING EASEMENT RIGHTS FOR THE USE THEREOF, AS WELL AS ANY COST INCURRED IN MAINTAINING OR IMPROVING THE SAME.

NOTES:
LAND USE - MEDIUM 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 THERETO.

THE LOT IN THIS SUBDIVISION IS NOT AN INDIVIDUAL RESIDENTIAL BUILDING LOT.

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.

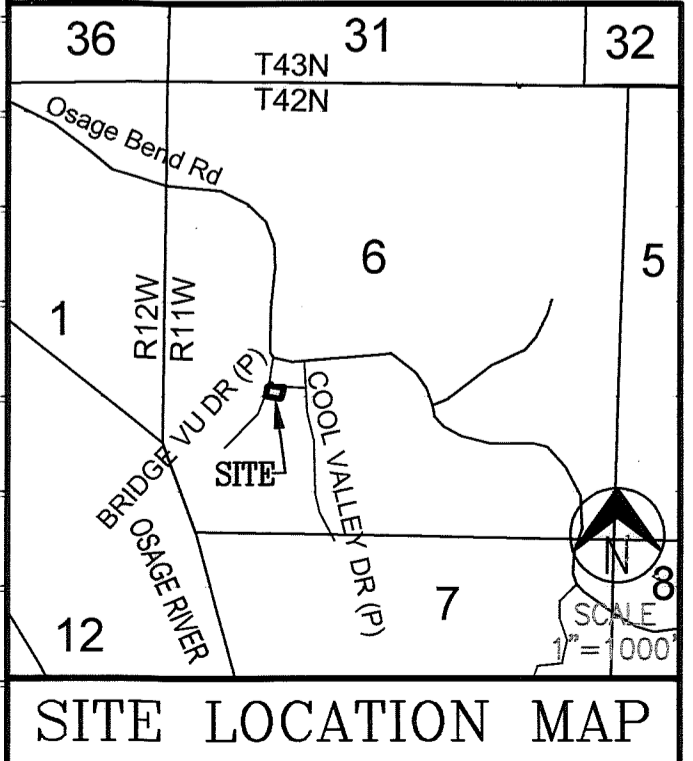
BEARING BASE: BRIDGE-VU SUBDIVISION SECTION 6, AS RECORDED IN PLAT BOOK 12, PAGE 110, COLE COUNTY RECORDER'S OFFICE.

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 NUMBERS 29051C0240E & 29051C0245E, EFFECTIVE DATE: NOVEMBER 2, 2012.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Darryl Schmutzler, 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 28th day of October, 2014.



SITE LOCATION MAP