

BERRY RENTALS SUBDIVISION

HIGH DENSITY RESIDENTIAL & LIGHT INDUSTRIAL

1.62 ACRES

PROPERTY BOUNDARY DESCRIPTION

Part of the East Half of the Northwest Fractional Quarter of Section 4, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

BEGINNING at the southwest corner of Section 33, Township 45 North, Range 12 West, being a point on the northerly boundary of Tract 7 as described in Book 549, page 792, Cole County Recorder's Office; thence along the boundary of said Tract 7 the following courses: N86°09'09"E, along the Township Line, 94.16 feet to the most northerly corner of the property described in Book 380, page 935, Cole County Recorder's Office; thence S17°34'00"W, along the northwesterly line of said property described in Book 380, page 935 and along the northwesterly line of the properties described in Book 509, page 552 and Book 490, page 442, Cole County Recorder's Office, 318.02 feet to the northerly right-of-way line of North Rock Beacon Road; thence S70°47'30"W, along the northerly right-of-way line of North Rock Beacon Road, 57.21 feet to the most easterly corner of the property described in Book 595, page 105, Cole County Recorder's Office; thence leaving the boundary of aforesaid Tract 7, N19°15'06"W, along the boundary of said property described in Book 595, page 105, 129.93 feet to the most northerly corner thereof; thence S70°52'56"W, along the northwesterly line of said property described in Book 595, page 105, 112.00 feet to the easterly right-of-way line of Scott Station Road, being a point on the boundary of the aforesaid Tract 7; thence along the boundary of said Tract 7 the following courses: N19°15'06"W, along the easterly right-of-way line of Scott Station Road, 224.48 feet to a point on the Township Line; thence N86°21'06"E, along the Township Line, 279.31 feet to the Point of Beginning. Containing 1.62 Acres.

OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned, being the owner of the land described in the foregoing Property Description, have caused said property to be surveyed and platted into 4 Lots, and on this plat, the lot numbers and sizes are fully and truly set forth. This subdivision shall be known as "BERRY RENTALS".

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 his hand and seal this 30 day of April, 2015.

Berry Rentals, LLC

Larry G. Berry
Larry G. Berry, Manager & Sole Member

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 30th day of April, 2015, [REDACTED], before me personally did appear the above signed, to me being personally known, who being by me duly sworn, did say that he is the manager & sole member of Berry Rentals, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company, by authority of it's manager & sole member, and said above signed acknowledged said instrument to be the free act and deed of said limited liability company.

In Witness whereof, I have set my hand and affixed my seal this 30th day of April, 2015.

My Commission Expires: August 20, 2015

Gregory Dorge
Gregory Dorge, Notary Public, Cole County

GREGORY DORGE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 11207069
My Commission Expires: 08/20/2015

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 12 day of November, 2014.

Dick Pearson
Dick Pearson, Vice
Michelle Gerstner, Chairwoman
Planning Commission

Larry J. Benz
Larry J. Benz, P.E.,
Director of Public Works

Document No. 201504246

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 11th day of May, 2015.

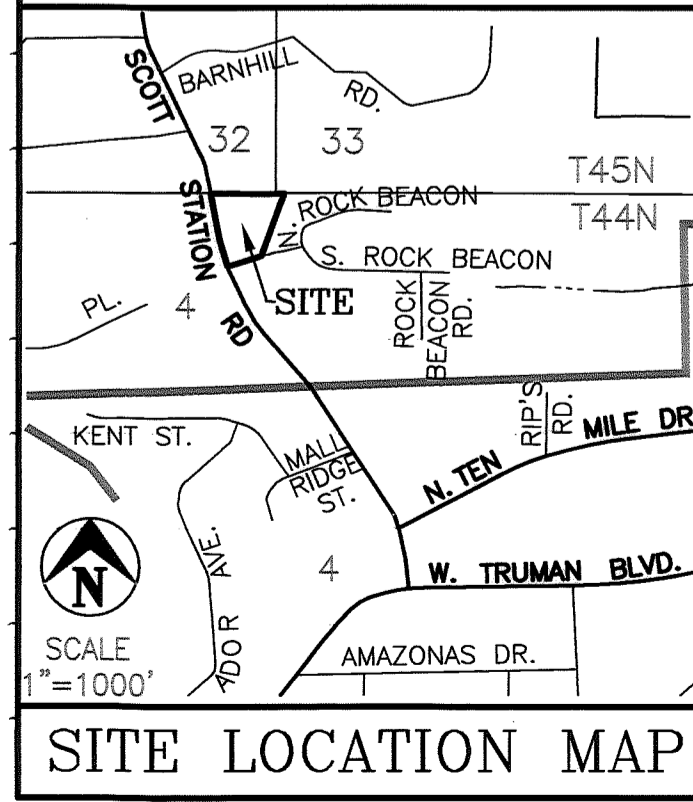
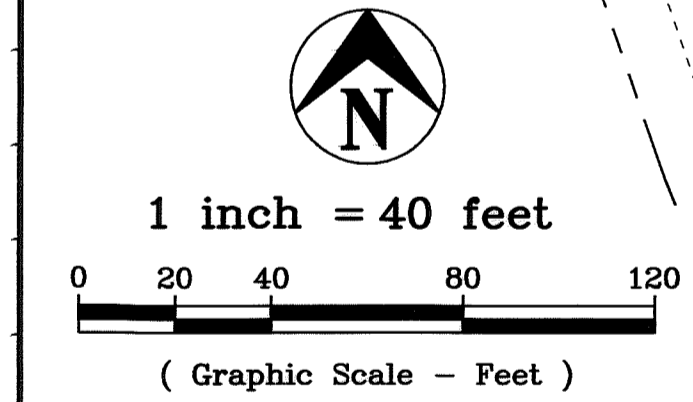
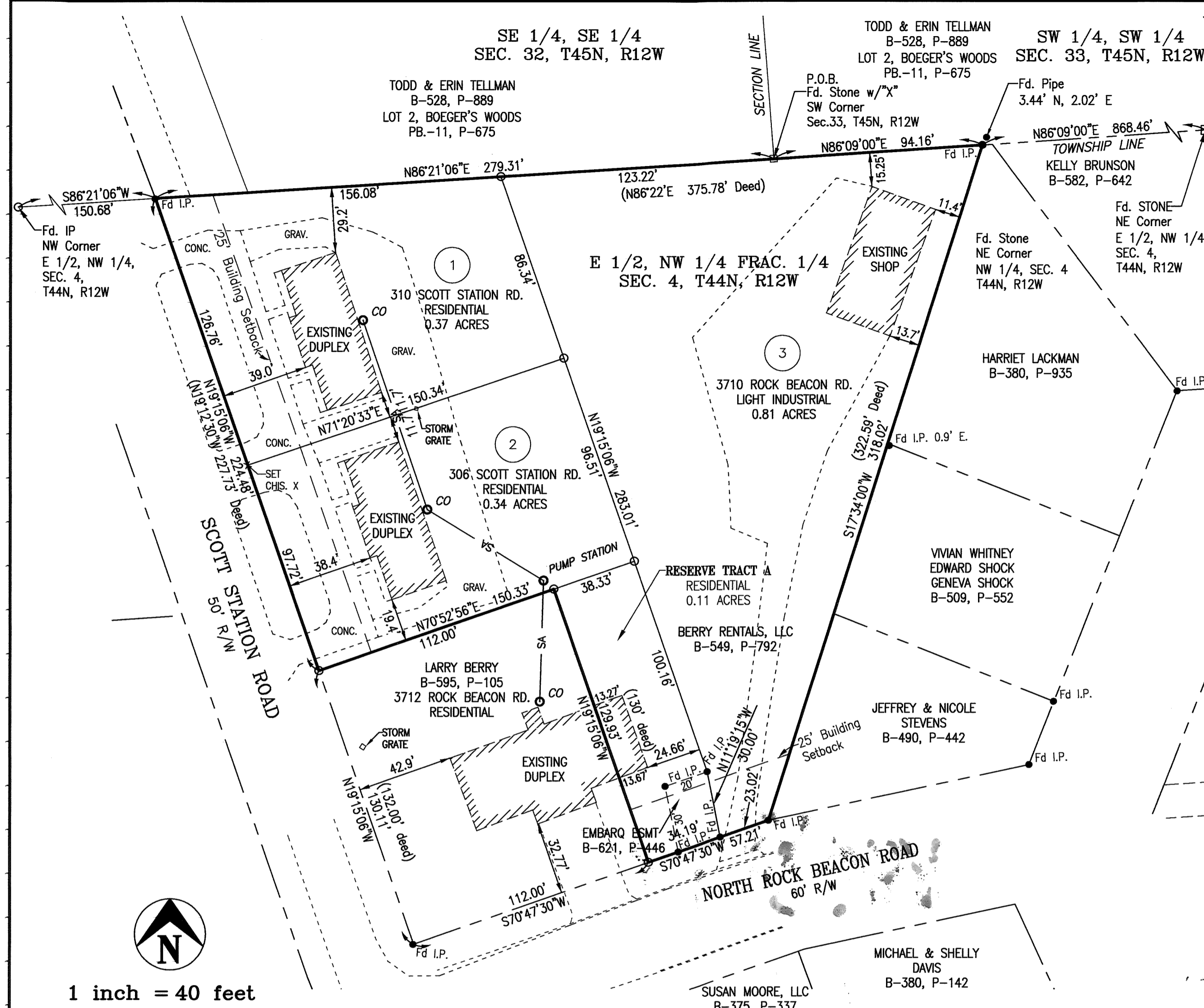
at 10 O'clock and 35:30 Minutes A.M.,

recorded in Book 12, Page 804.

Ralph C. Bray, Jr., Recorder

, Deputy

COPY



THE LOTS 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.

LOT 3 IN THIS SUBDIVISION IS NOT AN INDIVIDUAL RESIDENTIAL BUILDING LOT.

RESERVE TRACT A IN THIS SUBDIVISION IS NOT AN INDIVIDUAL BUILDING LOT AND IS INTENDED TO BE TRANSFERRED TO THE OWNER OF THE PROPERTY DESCRIBED IN BOOK 595, PAGE 105.

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.

RECORD SOURCE: BERRY RENTALS, LLC, BOOK 549, PAGE 792, COLE COUNTY RECORDER'S OFFICE

BEARING BASE: SOUTH LINE OF TRACT 7 DESCRIBED IN BOOK 549, PAGE 792, 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 NUMBER 29051C0107E, EFFECTIVE DATE: NOVEMBER 2, 2012.

CROSS EASEMENTS BY SEPERATE DOCUMENT.

NOTES:
LAND USE -HIGH DENSITY RESIDENTIAL & LIGHT INDUSTRIAL
SEWER - CITY OF JEFFERSON
ELECTRIC - THREE RIVERS
WATER - P.W.S.D. NO. 1
TELEPHONE -CENTURYLINK

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Larry Berry, a Property Boundary Survey & Subdivision 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 10th day of April, 2015.

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

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 **BERRY RENTALS SUBDIVISION**
306-310 SCOTT STATION RD & 3710-3712 ROCK BEACON ROAD

FOR **LARRY BERRY**

DATE	DRN. BY J.B.R.	SCALE 1" = 40'	BOOK DC
REV.	CKD. BY	SHEET 1 of 1	JOB NO. 95-171