

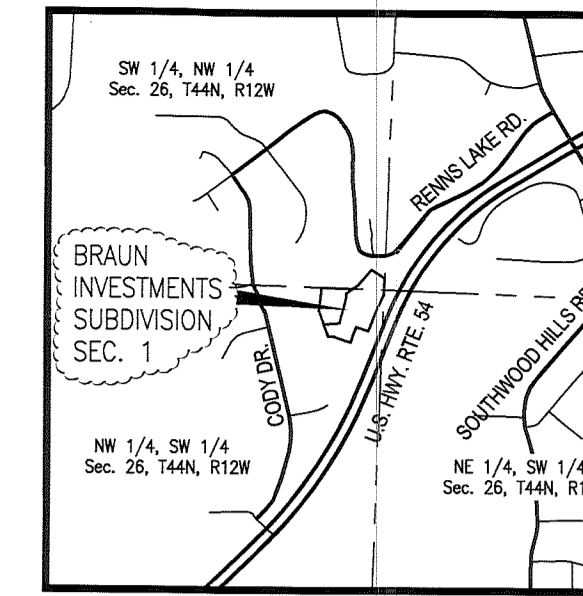
BRAUN INVESTMENTS SUBDIVISION

-SECTION ONE-

Situated in the SW 1/4, NW 1/4 and in the NW 1/4, SW, Sec. 26, T44N, R12W

Cole County, Missouri.

5.0 Acre Commercial / Light Industrial Subdivision



LOCATION MAP
(No Scale)

PROPERTY BOUNDARY DESCRIPTION

Part of Lot 14, Block A and part of a 30 foot roadway in Renn's Lake Place, as per plat of record in Plat Book 4, page 66, Cole County Recorder's Office, being part of the Southwest Quarter of the Northwest Quarter; and part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 44 North, Range 12 West, Cole County, Missouri; the aforesaid part being part of both Tracts 1 and 2 of a survey of record in Survey Record Book A, page 238 and subsequent deeds of record in Book 411, page 318 and 319, Cole County Recorder's Office, including all that property described by deed of record in Book 611, page 279, Cole County Recorder's Office, more particularly described as follows:

From the northeast corner of the Northwest Quarter of the Southwest Quarter of Section 26, Township 44 North, Range 12 West; thence S2°10'08"W, along the Quarter-Quarter Section Line, 12.15 feet to a point on the southerly line of the U.S. Highway Route 54 and Renn's Lake Connection right-of-way, being the northeast corner of the aforesaid Tract 1 of a survey of record in Survey Record Book A, page 238 and subsequent deed of record in Book 411, page 318, Cole County Recorder's Office and said point being the POINT OF BEGINNING for this description; thence along the boundary of said Tract 1 of the survey of record in Survey Record Book A, page 238 and subsequent deed of record in Book 411, page 318, the following courses: N56°44'53"W, along the aforesaid Connection right-of-way line, 136.14 feet; thence S38°18'18"W, 72.69 feet; thence S42°32'15"W, 98.65 feet; thence S54°03'52"W, 64.62 feet; thence N88°02'13"W, 267.45 feet; thence S6°38'34"W, 200.00 feet; thence S20°17'07"E, 242.61 feet; thence S89°55'34"E, 50.55 feet to the most westerly corner of the aforesaid property described in Book 611, page 279; thence leaving the boundary of said Tract 1 of the survey of record in Survey Record Book A, page 238 and subsequent deed of record in Book 411, page 318, S70°42'31"E, along the southerly boundary of said property described in Book 611, page 279, 149.00 feet to the most southerly corner thereof; thence N20°05'34"E, along the easterly boundary of said property described in Book 611, page 279 and continuing on said course, along the westerly boundary of the property described by deed of record in Book 611, page 280, Cole County Recorder's Office, 146.00 feet to the most northerly corner of said property described in Book 611, page 280; thence S69°54'26"E, along the northerly boundary of said property described in Book 611, page 280, 109.64 feet to a point on the easterly boundary of the aforesaid Tract 1 of the survey of record in Survey Record Book A, page 238 and subsequent deed of record in Book 411, page 318, being a point on the westerly line of the U.S. Highway Route 54 right-of-way; thence along the boundary of said Tract 1 of the survey of record in Survey Record Book A, page 238 and subsequent deed of record in Book 411, page 318, the following courses: N21°31'53"E, along the westerly line of said U.S. Highway Route 54 right-of-way, 51.85 feet to Highway Plan ST Sta. 231+66.38, 135.0 feet RL; thence northeasterly, along the westerly line of said U.S. Highway Route 54 right-of-way, on a spiral curve to the right, to Highway Plan CS Sta. 230+16.38, 135.0 feet RL; the chord of said spiral curve being N22°09'21"E, 153.84 feet; thence northeasterly, along the westerly line of said U.S. Highway Route 54 right-of-way, along a circular curve to the right, having a radius of 2427.03 feet, an arc distance of 136.67 feet (the chord of said circular curve being N25°00'21"E, 136.65 feet) to a point on the east line of the Northwest Quarter of the Southwest Quarter of the aforesaid Section 26, Township 44 North, Range 12 West; thence N21°01'08"E, along the Quarter-Quarter Section Line, 145.45 feet to the POINT OF BEGINNING.

Containing 5.0 Acres.

Owner's Certificate

Know all men by these presents that Donald C. Braun, Delores M. Braun, Gary W. Braun and D. Alan Braun, on behalf of BDD, L.L.C., a Missouri limited liability company, being the owner of the land described in the foregoing property boundary description, have caused said land to be surveyed and subdivided into Tracts A-1 and A-2 and on this plat the designation of said Tracts and the sizes hereof are fully and truly shown. This plat shall be known as "BRAUN INVESTMENTS SUBDIVISION, SECTION ONE". All taxes due and payable against said property have been paid in full.

In witness whereof the undersigned owners have hereunto set their signature this 3rd day of August, 2015.

BDD, L.L.C., a Missouri limited liability company

By: Donald C. Braun
Donald C. Braun, Trustee of the Donald C. Braun Revocable Trust UTA/DTD May 18, 1999, Member

By: Delores M. Braun
Delores M. Braun, Trustee of the Delores M. Braun Revocable Trust UTA/DTD May 18, 1999, Member

By: Gary W. Braun
Gary W. Braun, Member

By: D. Alan Braun
D. Alan Braun, Member

By: Donald C. Braun P.R.
Donald A. Braun, Personal Representative of the Estate of Stephen C. Braun, Member

By: Gary W. Braun P.R.
Gary W. Braun, Personal Representative of the Estate of Stephen C. Braun, Member

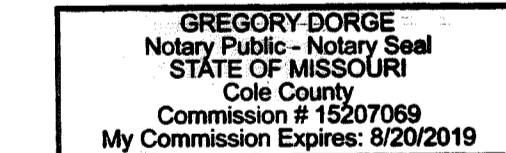
State of Missouri } ss

County of Cole

On this 3rd day of August, 2015, before me personally appeared all the above signed members of BDD, L.L.C., a Missouri limited liability company, to me personally known to be the person(s) described in and who executed the foregoing instrument and acknowledged said execution to be the free act and deed of said company.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Gregory Dorge
Gregory Dorge, Notary Public



"We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 1st day of April, 2015.

Michelle Gerstner
Michelle Gerstner, Planning Commission Chairman

Larry Benz
Larry Benz, Director of Public Works

Document No. 201509997

STATE OF MISSOURI } ss

COUNTY OF COLE

Filed for record on the 10 day of September, 2015

at 11 O'clock and 293 Minutes A.M.

recorded in Book 12, page 210.

Ralph C. Bray, Jr., Recorder

, Deputy

COPY

NOTES:
THE COUNTY OF COLE WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OR THE IMPROVEMENT OF THE PRIVATE ROAD 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.

OWNERS TO CONSTRUCT AND PLACE SIGN STATING "PRIVATE STREETS MAINTAINED BY THE PROPERTY OWNERS" AS REQUIRED BY THE COLE COUNTY RULES FOR LAND SUBDIVISION FOR DEVELOPMENT AND CONSTRUCTION, SECTION 5.8-STREET CONSTRUCTION.

THE TRACTS IN THIS SUBDIVISION CONFORM TO THE REQUIREMENTS FOR LAND DEVELOPMENT IN COLE COUNTY, MISSOURI AS SET FORTH BY THE SUBDIVISION DESIGN AND IMPROVEMENTS STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO.

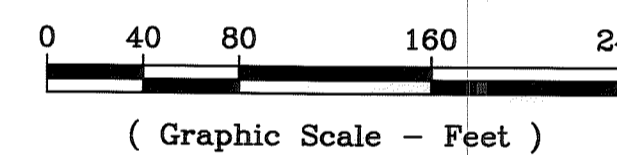
THE FRONT SETBACK LINES SHALL BE A MINIMUM OF 25 FEET FROM THE PROPERTY LINE THE SIDE AND REAR SETBACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.

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 290510138E, EFFECTIVE DATE: NOVEMBER 2, 2012. THE BASE FLOOD ELEVATION FOR THIS LOT IS 576.0'.

LAND USE - Commercial / Light Industrial
SEWER - Existing Private Septic System.
ELECTRIC - Three Rivers Electric
WATER - P.W.S.D. #2
TELEPHONE - Centurylink



1 inch = 80 feet



(Graphic Scale - Feet)

MONUMENT JC-65
N 990352.3050 (301859.99 meters)
E 1726727.2820 (526307.53 meters)
E. 795.51 (242.47 meters)

BEARINGS ARE BASED ON TIES TO THE JEFFERSON CITY, MISSOURI GEOGRAPHIC REFERENCE SYSTEM (1996) MONUMENTS KNOWN AS "JC-63" AND "JC-65" DETERMINED BY GPS OBSERVATIONS REFERENCED TO NAD83. Being that some basis of bearings as shown on the plat of THE LEGACY, SECTION ONE Plat Book 12, page 548, Cole County Recorder's Office.

BASE COORDINATE
MONUMENT JC-63
N 980609.803 (298890.46 meters)
E 1719439.924 (524086.34 meters)
E. 587.28 (179.003 meters)

RECORD SOURCE: Survey of record in Survey Record Book A, page 238 and subsequent deeds of record in Book 411, page 318 and in Book 411, page 319, Cole County Recorder's Office.

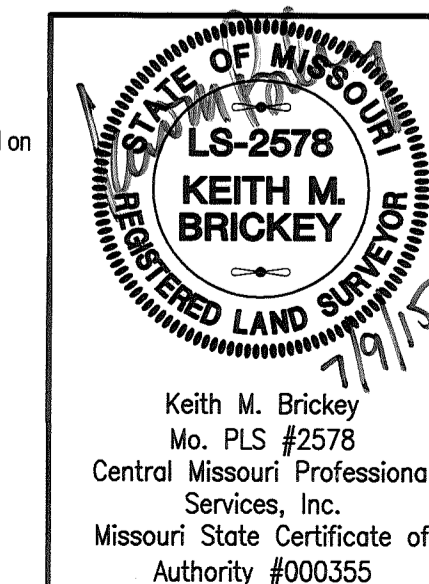
○ SET 1/2" I.P. w/cap at all Lot Corners, except where shown otherwise.

(Rec.) = Record

SURVEYOR'S CERTIFICATE

This is to certify that at the request of the members of BDD, L.L.C., a Missouri limited liability company, a Property Boundary Survey and Subdivision was made under my personal direction regarding the property shown and described on this plat and that the results of said survey are represented correctly hereon. This survey was executed in accordance with the current Missouri Minimum Standards for an Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 9th day of July, 2015.



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 BRAUN INVESTMENTS SUBDIVISION, SEC. 1 2900 Renns Lake Road, Jefferson City, Mo.			
FOR BDD, L.L.C., a Missouri limited liability company			
DATE July 9, 2015	DRN. BY DGS	SCALE 1"=80'	BOOK
REV. DATE	CKD. BY JBR	SHEET 1 of 1	JOB NO. 01-041

