

GRAYS CREEK LANDING

PART OF THE NE 1/4 SE 1/4 OF SECTION 30
TOWNSHIP 45 NORTH, RANGE 12 WEST
COLE COUNTY, MISSOURI
LOW DENSITY COMMERCIAL
2.00 ACRES

PROPERTY BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 45 North, Range 12 West, Cole County, Missouri, being more particularly described as follows:

BEGINNING at the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 30; thence N87°27'34"W, along the Quarter Quarter Section Line, 383.17 feet to the easterly right-of-way line of Scott Station Road; thence N22°57'07"W, along the easterly right-of-way line of Scott Station Road, 213.00 feet; thence northwesterly, continuing along the easterly right-of-way line of Scott Station Road on a curve to the left having a radius of 636.96 feet, an arc distance of 10.70 feet (Ch=N23°26'00"W, 10.70 feet); thence S87°27'34"E, 480.02 feet to the Section Line; thence S2°40'51"W, along the Section Line, 201.89 feet to the point of beginning. Containing 2.00 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 a Lot, and on this plat, the lot number and size are fully and truly set forth. This subdivision shall be known as "GRAYS CREEK LANDING".

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owner of said tract have hereunto set her hand and seal this 29 day of August, 2014.

Mary A. Schwarzer Revocable Living Trust dated the 21st day of October, 1996.

James D. Schwarzer
James D. Schwarzer, Trustee

STATE OF Missouri }
COUNTY OF Cole } ss

On this 29th day of August, 2014, before me personally did appear the above signed property owner, who executed the foregoing instrument and acknowledged the same to be her free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this day 29th of August, 2014.

My Commission Expires: August 20, 2015

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

Gregory Dorge
Notary Public,

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 24th day of August, 2014.

Michelle Gerstner
Michelle Gerstner,
Planning Commission Chairman

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

SURVEYOR'S CERTIFICATE

This is to certify that at the request of James Schwarzer, 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 Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 26th day of August, 2014.

Document No. 201408409

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 11 day of Sept, 2014.

at 9 o'clock and 22 minutes AM.

recorded in Book 12, Page 787.

Larry D. Rademan, Recorder

COPY

, Deputy

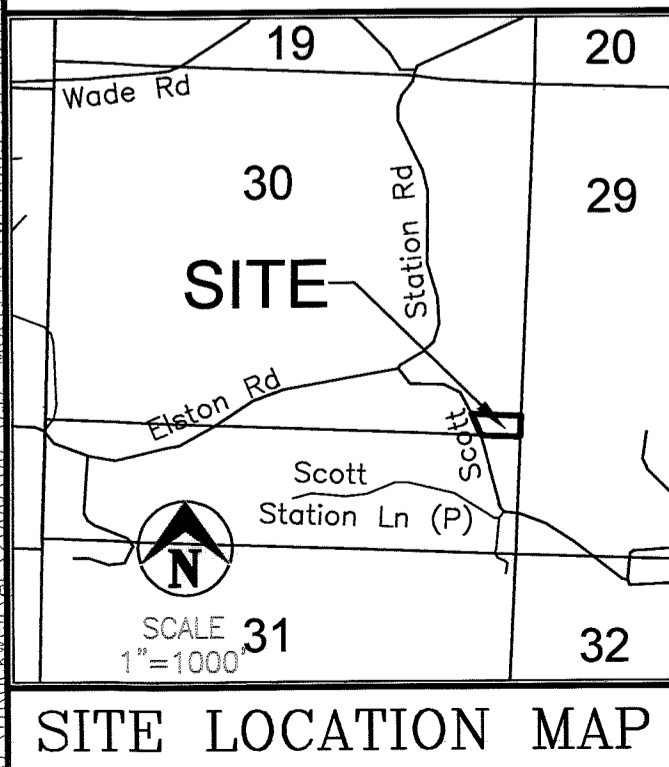
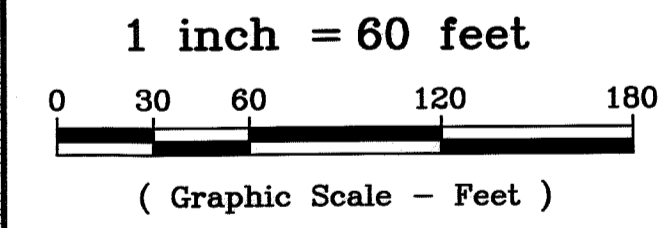
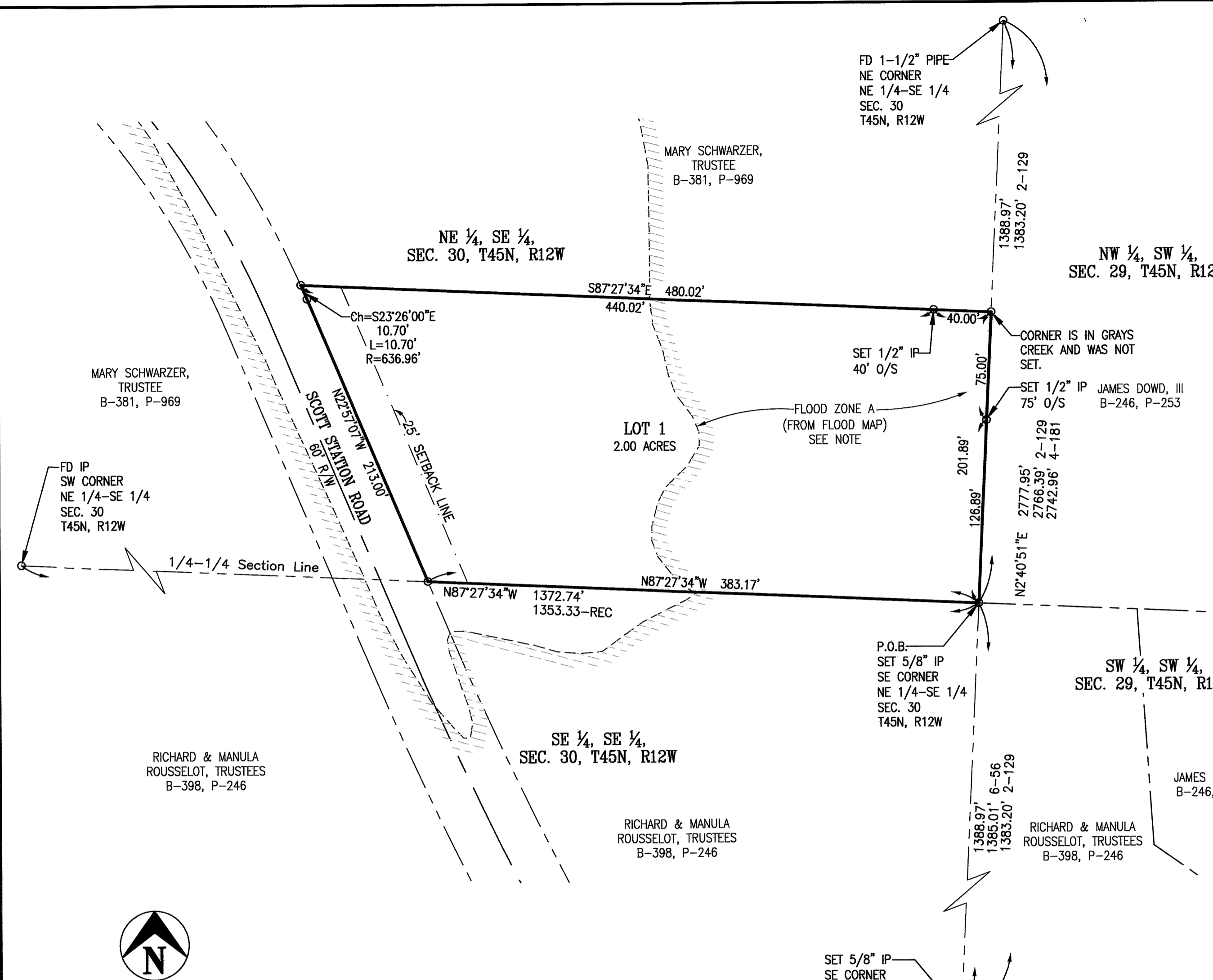
J. Brian Rockwell, MO. PLS #2524
CENTRAL MISSOURI
PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000355

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

TITLE **GRAYS CREEK LANDING**
SCOTT STATION ROAD

FOR **JAMES SCHWARZER**

DATE 07/13/2014	DRN. BY J.B.R.	SCALE 1" = 60'	BOOK DC
REV. DATE	CKD. BY	SHEET 1 of 1	JOB NO. 03-033



NOTES:

- LAND USE - LOW 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 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: GRID NORTH AS DETERMINED BY GPS TIES TO MISSOURI GEOGRAPHIC REFERENCE MONUMENTS JC-25 & JC-26. (S86°00'48"E).

PARENT TRACT: MARY A. SCHWARZER, TRUSTEE OF THE MARY A. SCHWARZER REVOCABLE LIVING TRUST DATED THE 21st DAY OF OCTOBER, 1996, BOOK 381, PAGE 969, COLE COUNTY RECORDER'S OFFICE. REMAINDER=21.9± ACRES.

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, EXCEPT AS SHOWN HEREON. THE BASE FLOOD ELEVATION FOR THIS LOT IS 584.61'.

J:\B\Rockwell\2014\06-09-2014-304-57-EM-Blackwell-1-60

G0107