

# GRAYS CREEK LANDING SECTION 2

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:

From the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 30; thence N2°40'51"E, along the Section Line, 201.89 feet to the northeasterly corner of the property described in Book 647, page 422, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence N87°27'34"W, along the northerly line of said property described in Book 647, page 422, 480.02 feet to the northwesterly corner thereof, being a point on the easterly right-of-way line of Scott Station Road; thence northwesterly, 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 117.77 feet (Ch=N29°12'42"W, 117.60 feet); thence N78°42'05"E, 558.69 feet to a point on the Section Line; thence S2°40'51"W, along the Section Line, 233.64 feet to the point of beginning.

## 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 SECTION 2".

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 20th day of November, 2014.

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

*James D. Schwarzer*  
James D. Schwarzer, Trustee

STATE OF Missouri }  
COUNTY OF Cole } ss

On this 20th day of November, 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 20th of November, 2014.

My Commission Expires: August 20, 2015

*Gregory Dorge*  
Gregory Dorge  
Notary Public,

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.

*Michelle Gerstner* *Larry J. Benz*  
Michelle Gerstner, Larry J. Benz, P.E.,  
Planning Commission Chairman 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 20th day of November, 2014.

Document No. 201411416

STATE OF MISSOURI }  
COUNTY OF COLE } ss

Filed for record 11th day of Dec., 2014.

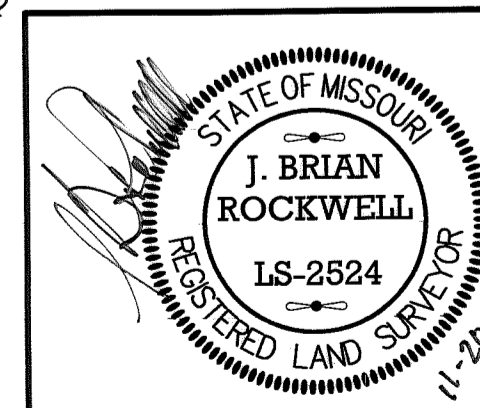
at 9 o'clock and 56:32 Minutes A.M.,

recorded in Book 12, Page 794.

Larry D. Rademan, Recorder

**COPY**

, Deputy



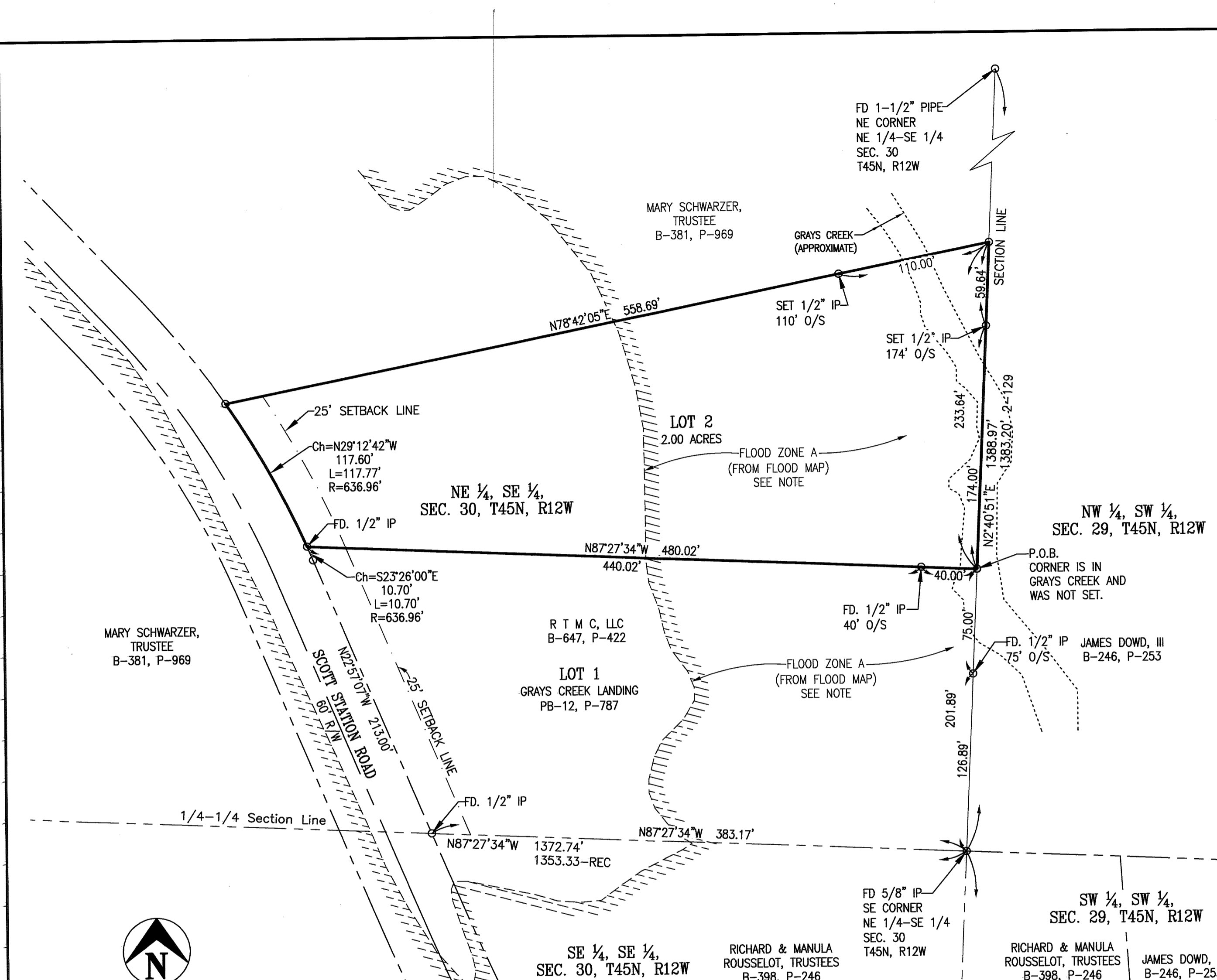
J. Brian Rockwell, M.O. PLS #2524  
CENTRAL MISSOURI  
PROFESSIONAL SERVICES  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #000355

**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 SECTION 2**  
**SCOTT STATION ROAD**

FOR **JAMES SCHWARZER**

DATE 11/20/2014	DRN. BY J.B.R.	SCALE 1" = 60'	BOOK DC
REV.	CKD. BY	SHEET 1 of 1	JOB NO. 03-033



MARY SCHWARZER, TRUSTEE  
B-381, P-969

MARY SCHWARZER, TRUSTEE  
B-381, P-969

NE 1/4, SE 1/4,  
SEC. 30, T45N, R12W

R T M C, LLC  
B-647, P-422

LOT 1  
GRAYS CREEK LANDING  
PB-12, P-787

SE 1/4, SE 1/4,  
SEC. 30, T45N, R12W

RICHARD & MANULA  
ROUSSELOT, TRUSTEES  
B-398, P-246

NW 1/4, SW 1/4,  
SEC. 29, T45N, R12W

RICHARD & MANULA  
ROUSSELOT, TRUSTEES  
B-398, P-246

JAMES DOWD, III  
B-246, P-253

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).

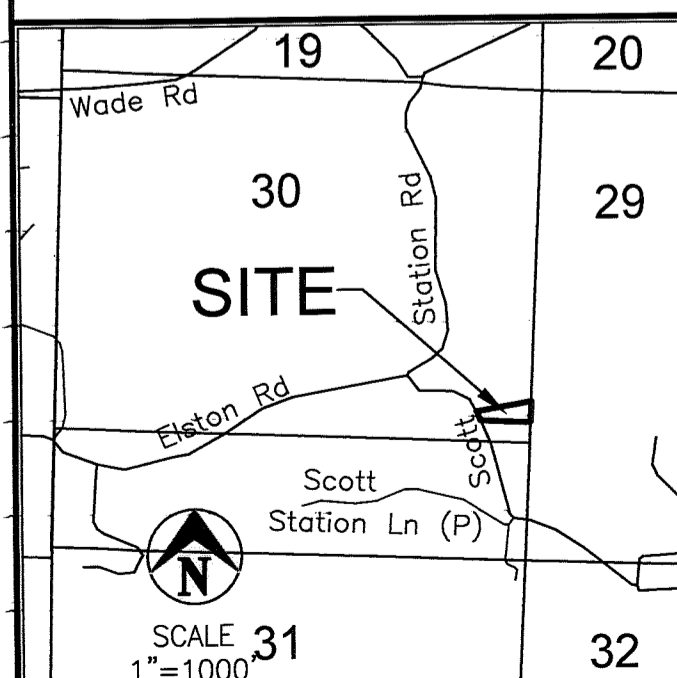
PARENT TRACT: MARY A. SCHWARZER, TRUSTEE OF THE MARY A. SCHWARZER REVOCABLE LIVING TRUST DATED THE 21st DAY OF OCTOBER, 1996, BOOK 381, PAGE 969, COLE COUNTY RECORDER'S OFFICE. REMAINDER=21.9± ACRES.

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'.

1 inch = 60 feet



( Graphic Scale - Feet )



SITE LOCATION MAP

G0108