

GRAYS CREEK LANDING SECTION 3
 PART OF THE NE 1/4 SE 1/4 & PART OF THE SE 1/4 NE 1/4
 OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 12 WEST
 COLE COUNTY, MISSOURI
 LOW DENSITY COMMERCIAL
 19.90 ACRES

PROPERTY BOUNDARY DESCRIPTION
 Part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of said Section 30; then S2°40'51"W, along the Section Line, 953.44 feet to the northeasterly corner of Lot 2 of Grays Creek Landing Section 2, as recorded in Plat Book 12, page 794, Cole County Recorder's Office; thence S78°42'05"W, along the northerly line of said Lot 2, 558.69 feet to a point on the easterly right-of-way line of Scott Station Road; thence along the easterly right-of-way line of Scott Station Road the following courses: northwesterly, on a curve to the left having a radius of 636.96 feet, an arc distance of 99.92 feet (Ch=N39°00'09"W, 99.82 feet); thence N43°29'47"W, 162.71 feet; thence northwesterly on a curve to the left having a radius of 174.96 feet, an arc distance of 167.08 feet (Ch=N7°05'11"W, 160.80 feet); thence S81°47'23"W, 257.34 feet; thence northwesterly on a curve to the right having a radius of 155.48 feet, an arc distance of 194.17 feet (Ch=N62°25'58"W, 181.80 feet) to a point on the southeasterly right-of-way line of the Missouri Pacific Railroad; thence leaving the easterly right-of-way line of Scott Station Road, along the southeasterly right-of-way line of the Missouri Pacific Railroad the following courses: northeasterly on a curve to the left having a radius of 1918.34 feet, an arc distance of 510.49 feet (Ch=N57°28'01"E, 508.98 feet); thence northeasterly on a spiral curve to the left having a chord of N48°16'54"E, 155.34 feet; thence N47°29'34"E, 595.87 feet; thence N67°46'56"W, 2.84 feet; thence N47°29'34"E, 497.09 feet to a point on the Section Line; thence leaving the southeasterly right-of-way line of the Missouri Pacific Railroad, S2°07'00"W, along the Section Line, 349.81 feet to the point of beginning. Containing 19.90 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 a Reserve Tract, and on this plat, the lot numbers and size are fully and truly set forth. This subdivision shall be known as "GRAYS CREEK LANDING SECTION 3".
 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 22 day of February, 2016.
 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 22nd day of FEBRUARY, 2016, 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 22nd of FEBRUARY, 2016.
 My Commission Expires: August 20, 2019

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

Gregory Dorge
 Gregory Dorge, Notary Public

GREGORY DORGE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission # 15207069
 My Commission Expires: 8/20/2019

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 10 day of November, 2015.

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

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: JAMES D. SCHWARZER, SUCCESSOR 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.

EXCEPT AS SHOWN HEREON, 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.

STATE OF MISSOURI }
 COUNTY OF COLE } ss

Filed for record 4 day of March, 2016.

at 12 o'clock and 08:40 Minutes P.M.,

recorded in Book 12, Page 820.

Ralph C. Bray, Jr. Recorder

Document No. 201602040

, Deputy

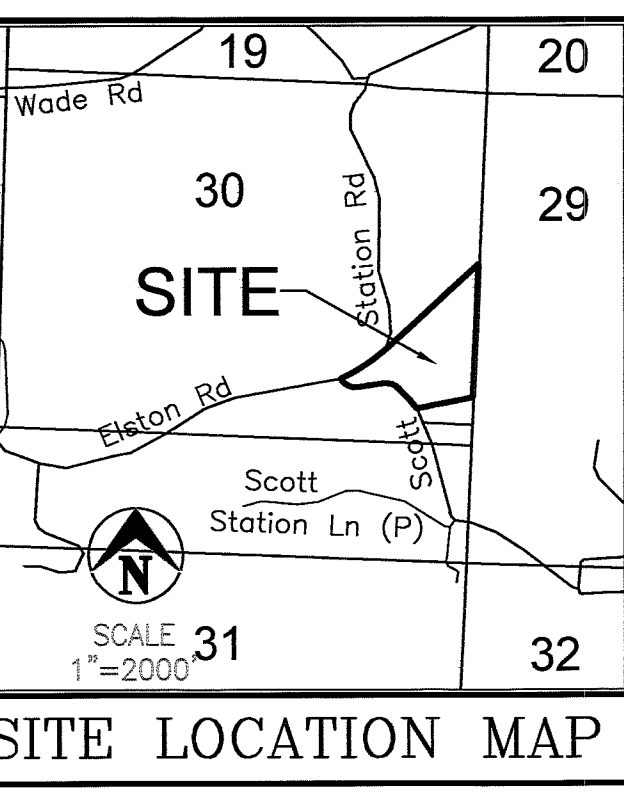
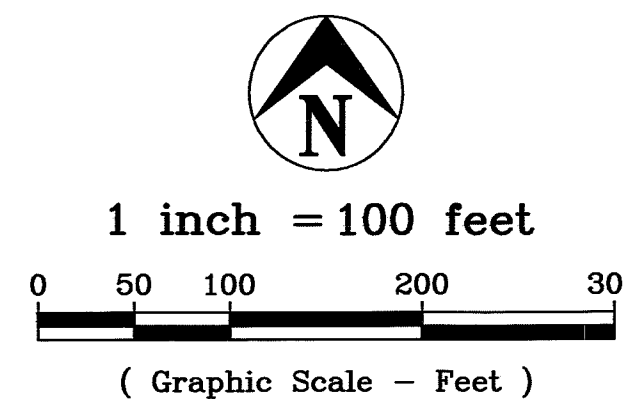
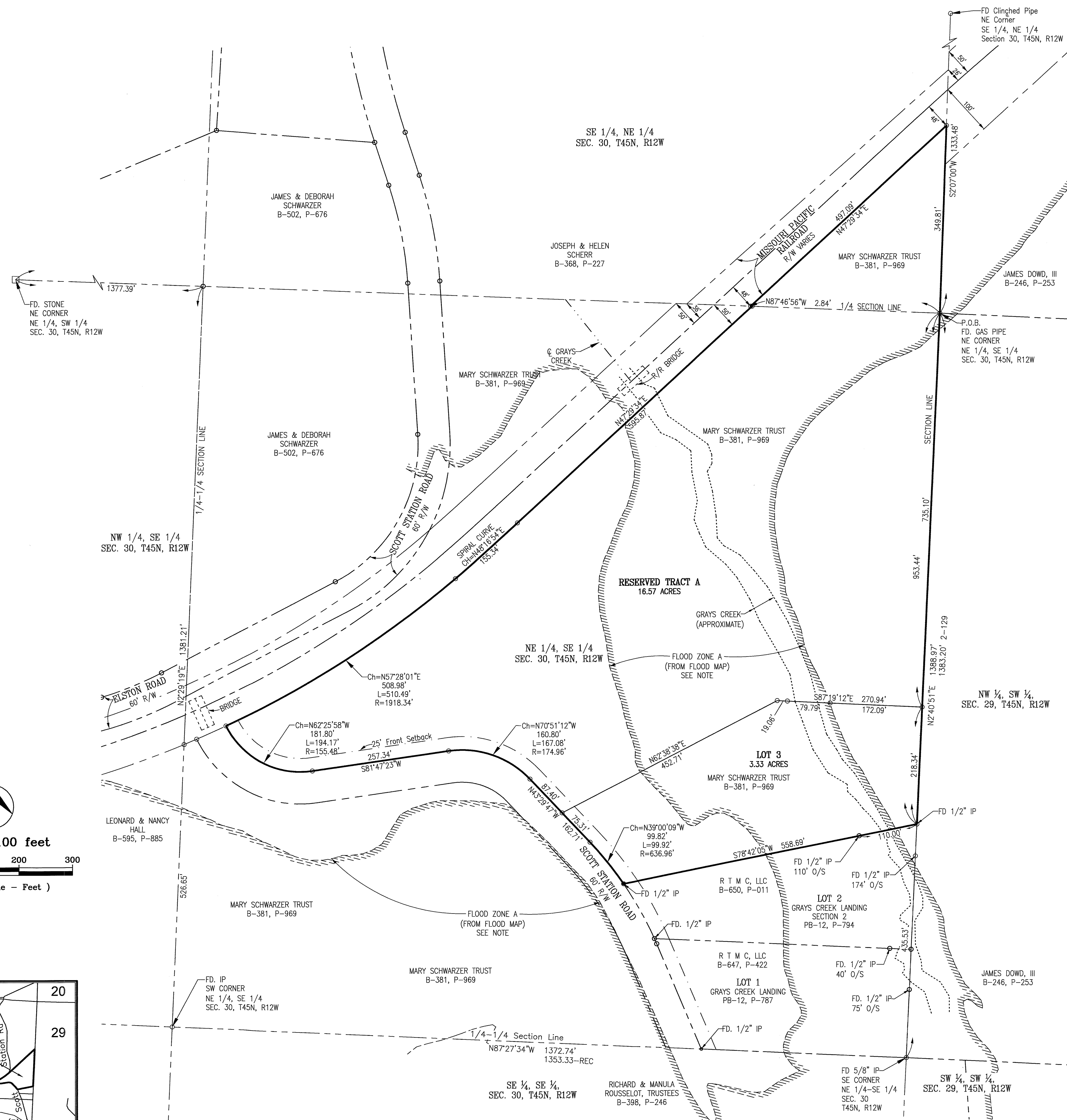
SURVEYOR'S CERTIFICATE

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. This survey was executed in accordance with the current Missouri Minimum Standards for a Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 15th day of February, 2016.

J. Brian Rockwell
J. BRIAN ROCKWELL
 REGISTERED LAND SURVEYOR
 LS-2524
 CENTRAL MISSOURI PROFESSIONAL SERVICES
 MISSOURI STATE CERTIFICATE OF AUTHORITY #000355

<p align="center">Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY Phone (573) 634-3455 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898</p>			
<p align="center">GRAYS CREEK LANDING SECTION 3 SCOTT STATION ROAD & ELSTON ROAD</p>			
<p align="center">MARY SCHWARZER TRUST</p>			
DATE	DRN. BY	SCALE	BOOK
02/15/2016	J.B.R.	1" = 100'	
REV.	CKD. BY	SHEET	JOB NO.
		1 of 1	03-033



SITE LOCATION MAP