

KEATING ADDITION, SECTION 2
 A Subdivision and Re-plot of KEATING ADDITION, PB 10, pg. 45, Cole County Recorder's Office
 part of the SE 1/4, NE 1/4 and part of the NE 1/4, SE 1/4, Sec. 7, T44N, R12W, Cole County, Missouri.

BOUNDARY DESCRIPTION
 Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 7, Township 44 North, Range 12 West, including all of Lots 2, 3 and 4, part of Lots 1 and 5 and part of the private road known as Jason Road, as per Keating Addition, of record in Plat Book 10, page 45, Cole County Recorder's Office, all in Cole County, Missouri, being more particularly described as follows:

From a stone marking the southeast corner of the Southwest Quarter of the Northwest Quarter of Section 8, Township 44 North, Range 12 West; thence N72°48'18"W, on a direct line, 1451.81 feet to the northeasterly corner of the property described by deed of record in Book 431, page 910, Cole County Recorder's Office, being a point on the southerly line of the U. S. Route 50 and Business Route 50 West connection right-of-way [Project No. F-50-3 (23)], said point being 50.0 feet right or southerly from the centerline of Ramp 1 at Plan Station 15+00.00 as described in the deeds of Record in Book 255, pages 383, 384 and 345, Cole County Recorder's Office and being the POINT OF BEGINNING for this description; thence said connection right-of-way line, being the easterly boundary of said property described in Book 431, page 910, S4°16'51"W, 77.39 feet to a point 150 feet left of Plan Sta. 476+00.00 [Project No. F-50-3 (27)]; thence along the northerly line of the U. S. Route 50 right-of-way as per Highway Project Nos. [F-50-3 (37)] and [F-50-3 (45)], being the southerly boundary of said properties described in Book 431, page 910 and Book 431, page 913, Cole County Recorder's Office, the following courses: S49°09'41"W, 200.00 feet to a point 150 feet left of Plan Sta. 474+00 [F-50-3 (37)]; thence S35°07'31"W, 103.08 feet to a point 125 feet left of Plan Sta. 473+00.00 [F-50-3 (37)]; 491+62.50 [F-50-3 (45)]; thence S49°09'41"W, 317.97 feet to a point 125 feet left of Plan Sta. 488+74.83 [F-50-3 (45)]; thence southerly, on a curve to the right, having a radius of 2738.78 feet, an arc distance of 119.48 feet (the chord of said curve being S50°24'39"W, 119.47 feet) to a point 125 feet left of Plan Sta. 487+50.00 [F-50-3 (45)]; thence S70°09'52"W, 89.73 feet to a point 155 feet left of Plan Sta. 486+50.00 [F-50-3 (45)]; thence southerly, on a curve to the right, having a radius of 2702.78 feet, an arc distance of 121.40 feet (the chord of said curve being S50°09'41"W, 121.33 feet) to the southerly corner of the addressed property described in Book 431, page 913; thence leaving the aforesaid U.S. Route 50 right-of-way line, N0°44'07"E, along the westerly boundary of said property described in Book 431, page 913, 401.72 feet to the northeasterly corner thereof, being a point on the Quarter Section Line and the southerly boundary of Keating Addition of record in Plat Book 10, page 45, Cole County Recorder's Office; thence N88°22'01"W, along the Quarter Section Line and the southerly boundary of said Keating Addition, 41.00 feet to the southerly corner of Lot 4 West; thence W47°33'31"E, along the westerly line of Lots 4 and 5 of said Keating Addition, 591.81 feet to the northeasterly corner of the property described by deed of record in Book 653, page 121, Cole County Recorder's Office, now being a point on the southerly line of the U. S. Route 50 and Business Route 50 West connection right-of-way, 82 feet right or southerly of the centerline of the aforesaid Ramp 1 of Highway Project No. [F-50-3 (23)]; thence S73°28'27"E, along the northerly boundary of said properties described in Book 653, page 121 and Book 431, page 910, being the southerly line of said connection right-of-way, 887.87 feet to the POINT OF BEGINNING. Containing 11.20 acres.

LAND USE - Commercial
 TELEPHONE - Centurylink
 SEWER - City of Jefferson
 ELECTRIC - Ameren UE
 WATER - P.W.S.D. NO. 1

Building Limit Lines (from property line)
 Front = 25 feet
 Side and rear = 10 feet

NOTES:

1. BASIS OF BEARINGS: Previous C.M.P.S., Inc. survey of record in Survey Record Book B, page 547 and subsequent deed of record in Book 653, page 121, Cole County Recorder's Office.
2. RECORD SOURCE: Deed of record in Book 431, pages 908 thru 913 and Book 653, page 121, Cole County Recorder's Office.
3. Set 1/2" Iron Pin at all Lot Corners unless otherwise shown.
4. Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: Recorded or unrecorded easements, building setbacks, restrictions, zoning or any other land use regulations or any other facts which an accurate and current title search may disclose.
5. Part of this property is in Zone "AE" (special flood hazard area subject to inundation by the 1% annual chance flood) as shown by the flood insurance rate map, Cole County, Missouri, map number 29051C0109E and 29051C0109E, effective date November 2, 2012.

OWNERS CERTIFICATE
 Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing property description, have caused said property to be surveyed, subdivided and re-platted into Lots and the sizes thereof as fully and truly set forth and the owners hereby dedicate to the future lot owners of this subdivision the designated non-exclusive use of the easements shown hereon and further dedicate to the public for public use forever the sanitary sewer easement for the Grays Creek Interceptor 5 and C-5 line as shown hereon. The lots, lot lines, streets, easements and setbacks shown and dedicated by the previous plat of record in Plat Book 10, page 45 are hereby eliminated by the recording of this plat to be known as KEATING ADDITION, SECTION 2.

The undersigned as owner of all lots benefited and burdened by the ingress and egress as described in the Warranty Deed recorded in Book 252 at Page 481, Cole County Recorder's Office, and as owner of the private road referenced as Jason Road in said Warranty Deed (the title to said lots and the title to said Jason Road having merged in owner) hereby terminates the Ingress and egress easement as described in said Warranty Deed and further hereby terminates the ingress and egress easement and maintenance and repair obligations as described in the Agreement for Easement recorded in Book 259 at Page 837, Cole County Recorder's Office. The owner or owners of any lots benefiting from the ingress and egress easements set out herein shall be jointly responsible for the repair and maintenance of said ingress and egress easements, with each benefited lot being responsible for an equal share of said repair and maintenance expenses.

RRB INVESTMENTS, L.P., a Missouri Limited Partnership.
 Debra B. Fork
 Karen S. Gerbes

MIRIAM SCHEPERS
 Notary Public - Notary Seal
 State of Missouri } ss
 County of Cole }
 My Commission Expires: July 31, 2019
 Commission Number: 1503667

On this 1st day of August, 2017, before me personally did appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal the day and year above written.

My Commission Expires: 7-31-19
 Miriam Schepers
 Notary Public, Cole County, Missouri.

Sandra R. Stigall
 Sandra R. Stigall

State of Missouri } ss
 County of Cole }

On this 1st day of August, 2017, 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 the day and year above written.

My Commission Expires: 7-31-19
 Miriam Schepers
 Notary Public, Cole County, Missouri.

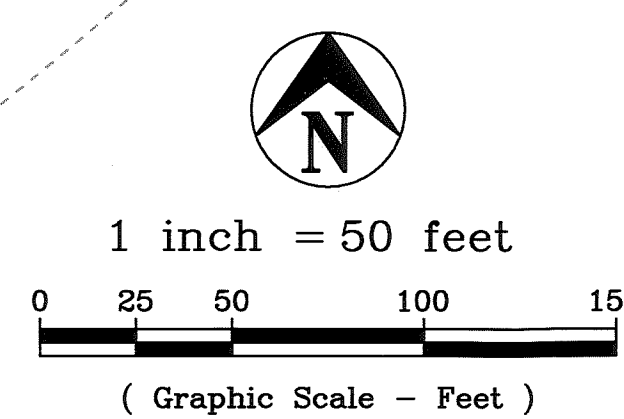
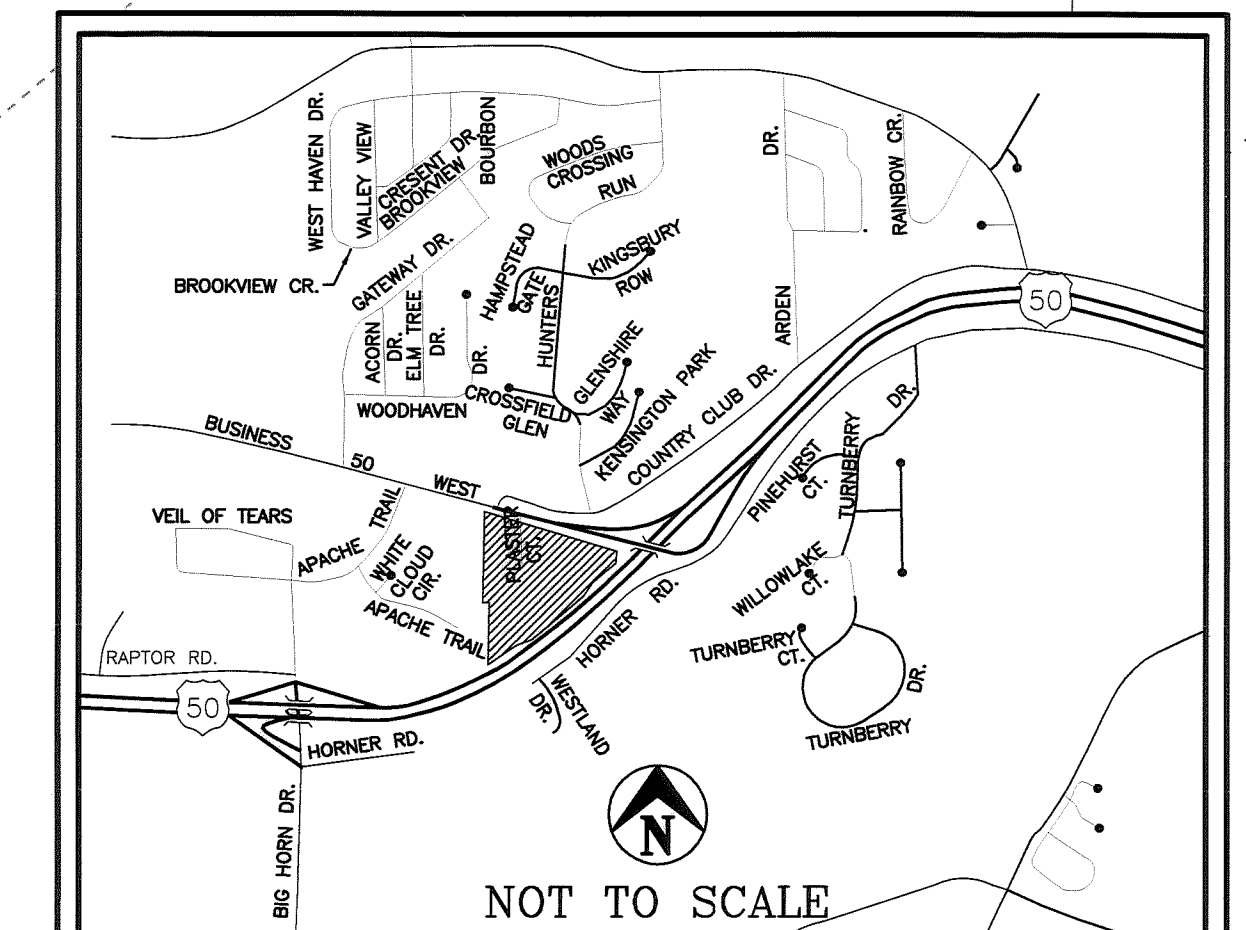
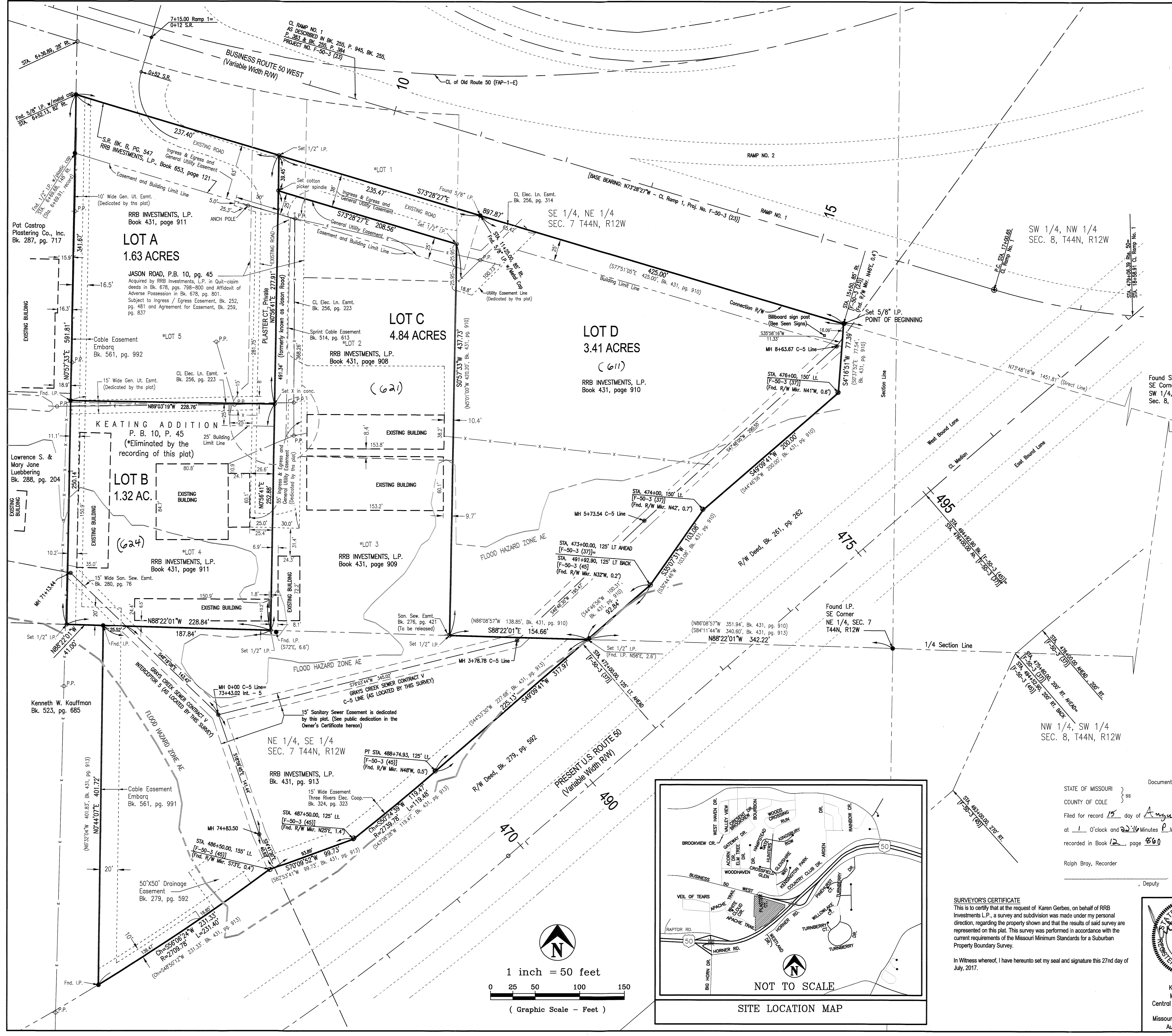
On this 11th day of August, 2017, before me personally did appear the above signed property owner, who executed the foregoing instrument and acknowledged the same to be her free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal the day and year above written.

Professional Services, Inc.
 RVEYING - MATERIALS TESTING
 ARTY Phone (573) 634-3455
 S0UR1 65101 FAX (573) 634-8898

KEATING ADDITION, SECTION 2 (Replat)
 4901, 4903 & 835 BUSINESS 50 WEST

FOR	RRB INVESTMENTS, L.P.		
DATE	July 27, 2017	DRN. BY	DGS
REV.		SCALE	1"=50'
DATE		CKD. BY	JBR
		SHEET	1 of 1
		BOOK	GPS-06212017-RK
		JOB NO.	14-004



SURVEYOR'S CERTIFICATE
 This is to certify that at the request of Karen Gerbes, on behalf of RRB Investments L.P., a survey and subdivision was made under my personal direction, regarding the property shown and that the results of said survey are represented on this plat. This survey was performed in accordance with the current requirements of the Missouri Minimum Standards for a Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 27th day of July, 2017.

STATE OF MISSOURI } ss
 COUNTY OF COLE }
 Filed for record 15 day of August 2017
 at 1 O'clock and 20 minutes P.M.
 recorded in Book 12, page 860
 Ralph Bray, Recorder
 Deputy

KEITH M. BRICKEY
 Missouri State Certificate of Authority #000355

Document No. 201709299
 On this 11th day of August, 2017, 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 the day and year above written.

My Commission Expires: 7-31-19
 Miriam Schepers
 Notary Public, Cole County, Missouri.

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PLAT OF RRB INVESTMENTS, L.P. BEING A SUBDIVISION AND RE-PLAT OF KEATING ADDITION, SECTION 2, PART OF THE SE 1/4, NE 1/4 AND PART OF THE NE 1/4, SE 1/4, SEC. 7, T44N, R12W, COLE COUNTY, MISSOURI. PREPARED BY KEITH M. BRICKEY, MISSOURI STATE CERTIFICATE OF AUTHORITY #000355. DATE: JULY 27, 2017. SHEET 1 OF 1.