Boone County, Missouri
Unofficial Document

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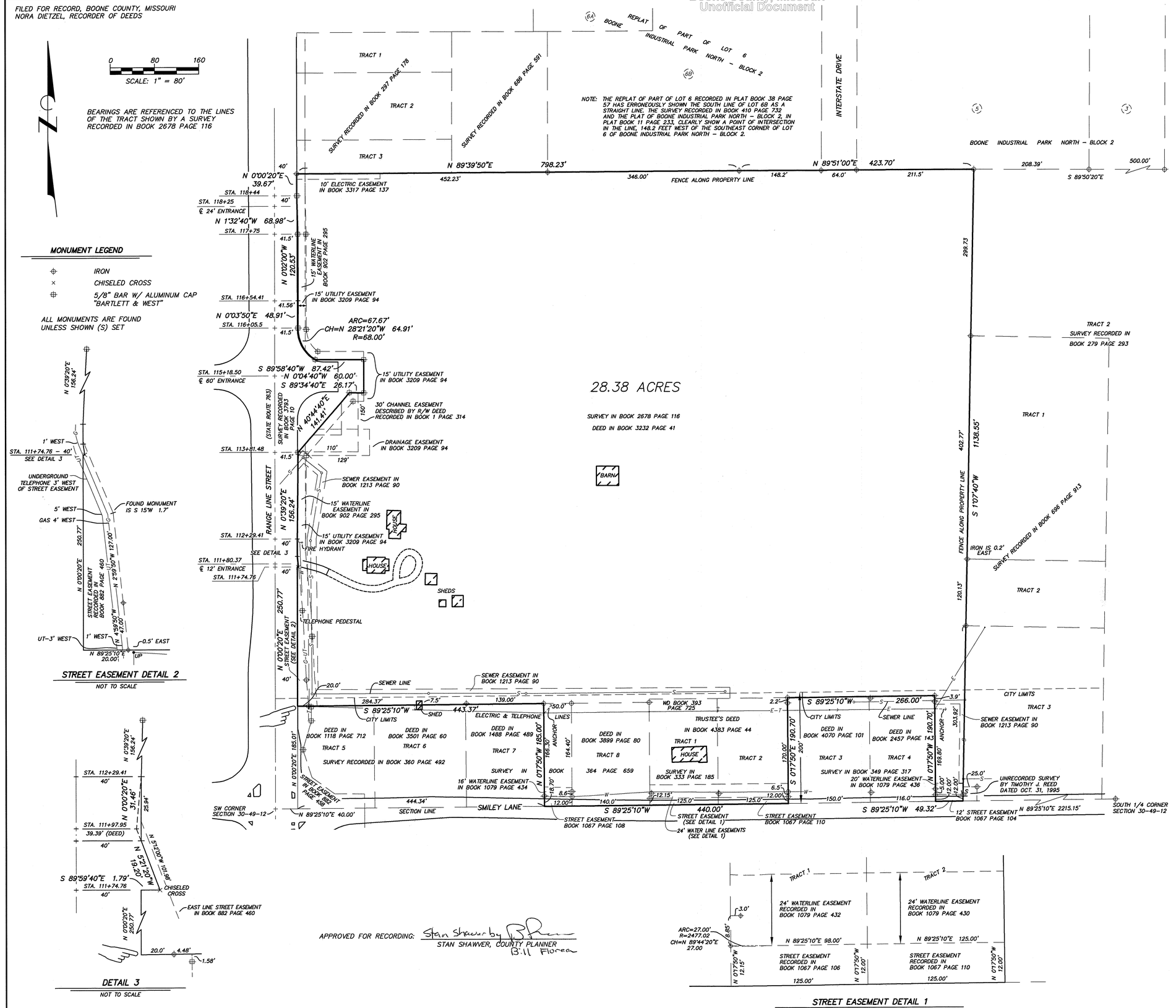
NORA DIETZEL, RECORDER OF DEEDS




APPROVED FOR RECORDING: Stan Shawver by B.L. Florea
STAN SHAWVER, COUNTY PLANNER

THIS IS TO CERTIFY THAT ON SEPTEMBER 19, 2016, I MADE A SURVEY FOR GEBCO INVESTMENTS, LLC, AND NDIRA, INC., OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 T49N R12W, LOCATED PARTIALLY WITHIN THE CITY LIMITS OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACTS DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 3232 PAGE 41, BOOK 3899 PAGE 80, AND A TRUSTEE'S DEED RECORDED IN BOOK 4383 PAGE 44, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF SECTION 30–49–12, THENCE N 89°25'10"E, ALONG THE SECTION LINE, 40.00 FEET; THENCE LEAVING SAID LINE, N 0°00'20"E, ALONG THE WEST LINE OF TRACT 5 OF A SURVEY RECORDED IN BOOK 360 PAGE 492, A DISTANCE OF 185.01 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE ALONG THE EASTERLY RIGHT–OF–WAY LINE OF STATE ROUTE 763 (RANGELINE STREET), DESCRIBED BY RIGHT–OF–WAY CONVEYANCE RECORDED IN ROAD BOOK 1 PAGE 314, AND BY TRUSTEE'S WARRANTY DEED RECORDED IN BOOK 3209 PAGE 94, N 0°00'20"E 250.77 FEET; THENCE S 89°59'40"E 1.79 FEET; THENCE N 5°21'20"W 19.20 FEET; THENCE N 0°00'20"E 31.46 FEET; THENCE N 0°39'20"E 156.24; THENCE N 40°44'40"E 141.41 FEET; THENCE S 89°34'40"E 26.17 FEET; THENCE N 0°04'40"W 60.00 FEET; THENCE S 89°58'40"W 87.42 FEET; THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET, A DISTANCE OF 67.67 FEET, THE CHORD BEING N 28°21'20"W 64.91 FEET; THENCE N 0°03'50"E 48.91 FEET; THENCE N 0°02'00"W 120.53 FEET; THENCE N 1°32'40"W 68.98 FEET; THENCE N 0°00'20"E 39.67 FEET; THENCE ALONG THE SOUTHERLY LINE OF TRACT 3 OF A SURVEY RECORDED IN BOOK 297 PAGE 178 AND THE SOUTHERLY LINE OF BOONE INDUSTRIAL PARK NORTH – BLOCK 2, N 89°39'50"E 798.23 FEET; THENCE N 89°51'00"E 423.70 FEET TO THE NORTHWEST CORNER OF TRACT 2 OF A SURVEY RECORDED IN BOOK 279 PAGE 293; THENCE S 1°07'40"W, ALONG THE WESTERLY LINE THEREOF, AND THE WESTERLY LINE OF THE TRACTS SHOWN BY A SURVEY RECORDED IN BOOK 696 PAGE 913, A DISTANCE OF 1138.55 FEET TO THE SOUTH LINE OF SECTION 30–49–12; THENCE S 89°25'10"W, ALONG THE SECTION LINE, 49.32 FEET TO THE SOUTHEAST CORNER OF TRACT 4 OF A SURVEY RECORDED IN BOOK 349 PAGE 317; THENCE ALONG THE LINES OF SAID TRACT AND TRACT 3 OF SAID SURVEY, N 0°17'50"W 190.70 FEET; THENCE S 89°25'10"W 266.00 FEET; THENCE S 0°17'50"E 190.70 FEET TO THE SECTION LINE; THENCE S 89°25'10"W, ALONG THE SECTION LINE, 440.00 FEET TO THE SOUTHEAST CORNER OF TRACT 7 OF A SURVEY RECORDED IN BOOK 364 PAGE 659; THENCE N 0°17'50"W ALONG THE EASTERLY LINE OF SAID TRACT 7, 185.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 7 AND TRACTS 5 AND 6 OF A SURVEY RECORDED IN BOOK 360 PAGE 492, S 89°25'10"W 443.37 FEET TO THE BEGINNING AND CONTAINING 28.38 ACRES.

THIS TRACT IS ALSO SUBJECT TO THE FOLLOWING EASEMENTS AND RESTRICTIONS, LOCATED AS SHOWN ON THE PLAT:

CHANNEL CONTROL EASEMENT DESCRIBED BY RIGHT–OF–WAY DEED RECORDED IN BOOK 1 PAGE 314. THE RIGHT–OF–WAY DEED DOES NOT SPECIFY A WIDTH, HOWEVER THE STATE HIGHWAY PLANS INDICATE A WIDTH OF 30 FEET.

RESTRICTIVE COVENANTS IN DEED RECORDED IN BOOK 378 PAGE 972.

STREET EASEMENTS RECORDED IN BOOK 882 PAGE 460 AND BOOK 1067 PAGES, 104, 106, 108 AND 110.

WATER LINE EASEMENTS RECORDED IN BOOK 902 PAGE 295 AND BOOK 1079 PAGES 430, 432, 434, AND 436.

SEWER EASEMENT RECORDED IN BOOK 1213 PAGE 90.

AN UNDEFINED AGREEMENT FOR RIGHT–OF–WAY FOR A GAS PIPE LINE, RECORDED IN BOOK 193 PAGE 636, WHICH ENCOMPASSED THIS TRACT, HAS BEEN RELEASED BY A "PARTIAL RELEASE OF EASEMENT" RECORDED IN BOOK 2677 PAGE 151.

UTILITY EASEMENT AND A DRAINAGE EASEMENT RECORDED IN BOOK 3209 PAGE 94.

ELECTRIC LINE EASEMENT RECORDED IN BOOK 3317 PAGE 137, AND AN UNDEFINED 15' WIDE ELECTRIC LINE EASEMENT OVER THE CENTERLINE AS INSTALLED, RECORDED IN BOOK 3329 PAGE 165.

THE TRUSTEE'S WARRANTY DEED RECORDED IN BOOK 3209 PAGE 94, RESTRICTS RIGHT OF DIRECT ACCESS TO STATE ROUTE 763 AND RESERVES THREE ENTRANCES, LOCATED AS SHOWN, ALL AS DESCRIBED IN SAID DEED.

THIS SURVEY OF URBAN PROPERTY WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY:
ENGINEERING SURVEYS AND SERVICES
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STATE OF MISSOURI
TIMOTHY J. REED
NUMBER PLS-2089
PROFESSIONAL LAND SURVEYOR

TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS 2089
9/19/2016

STATE OF MISSOURI
COUNTY OF BOONE } SS

ON THIS 19TH DAY OF SEPTEMBER, 2016 BEFORE ME PERSONALLY APPEARED TIMOTHY J. REED TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY TERM EXPIRES DECEMBER 6, 2019.

JOSHUA D. LEHMEN, NOTARY PUBLIC

JOSHUA D. LEHMEN
Notary Public- Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires December 6, 2019
Commission # 11276028

Recorded in Boone County, Missouri
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Nora Dietzel, Recorder of Deeds

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Nora Dietzel, Recorder of Deeds