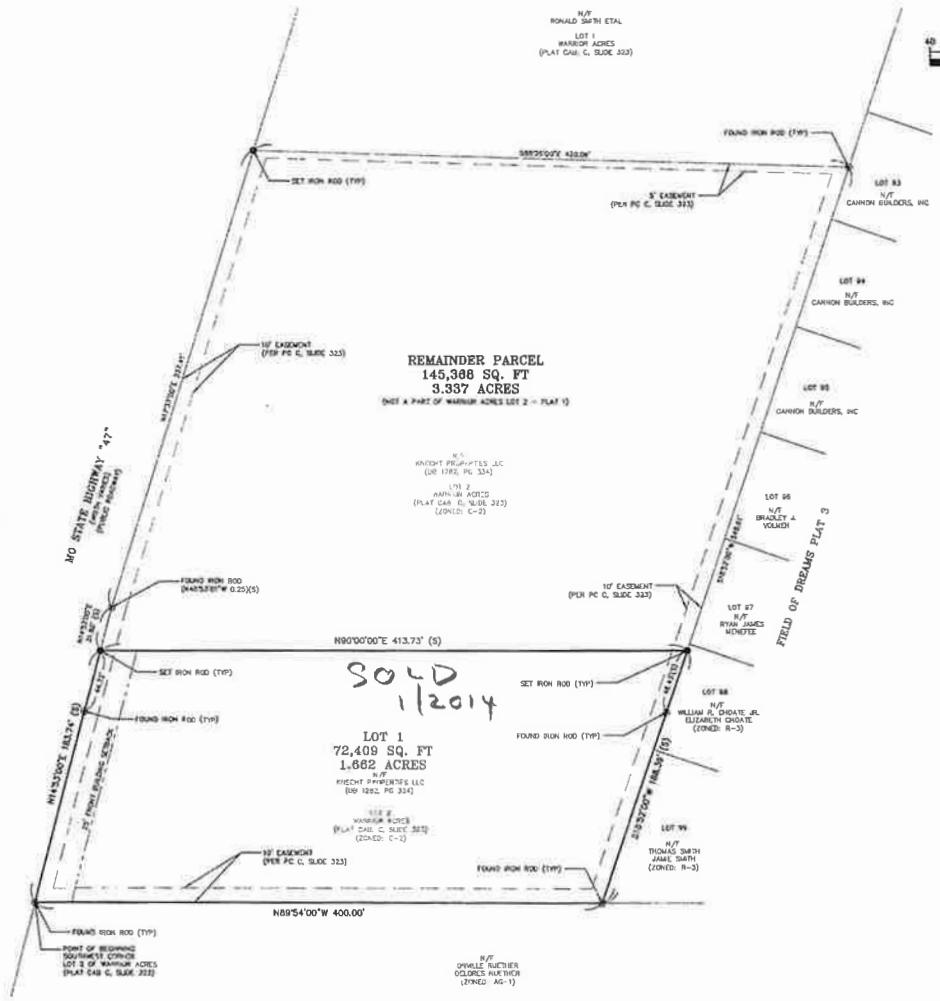
WARRIOR ACRES LOT 2 - PLAT 1

PART OF LOT 2 OF WARRIOR ACRES, (PLAT CABINET C, SLIDE 323)
A SUBDIVISION BEING SITUATED IN SECTION 33,
TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF WARRENTON, WARREN COUNTY, MISSOURI



1"=40'
AUGUST, 2014

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
SETBACK	
EXISTING EASEMENT	
FOUND IRON ROD	⊙
SET IRON ROD	●

SURVEY NOTES:

1. BEARINGS ARE BASED ON LOT 2 OF WARRIOR ACRES, A SUBDIVISION ACCORDING TO PLAT CABINET C, SLIDE 323 OF THE WARREN COUNTY RECORDS.
2. THIS PROPERTY BOUNDARY SURVEY, AS SHOWN HEREON, MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND MEETS THE SURVEY CLASSIFICATION OF AN URBAN CLASS SURVEY.
3. SOURCE OF RECORD: THE SURVEYED PARCEL IS A TRACT OF LAND CURRENTLY VESTED IN THE NAME OF KNECHT PROPERTIES LLC, AS RECORDED IN DEED BOOK 1282, PAGE 334 OF THE WARREN COUNTY RECORDS.
4. SOURCE OF EASEMENTS: COCHRAN USED EXCLUSIVELY THE FINAL PLAT OF "WARRIOR ACRES", A SUBDIVISION RECORDED IN PLAT CABINET C, SLIDE 323 OF THE RECORDER OF DEEDS OFFICE, WARREN COUNTY, MISSOURI. NO EASEMENT RESEARCH WAS PERFORMED FOR THIS BOUNDARY SURVEY. OTHER EASEMENTS MAY EXIST. THE EXISTENCE OF SUCH EASEMENTS ARE PRESENTLY NOT KNOWN.
5. THIS BOUNDARY SURVEY, AS SHOWN HEREON, DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
6. DIMENSIONS SHOWN HEREON ARE SURVEYED AND RECORD, UNLESS OTHERWISE NOTED:
   S- DENOTES SURVEY INFORMATION GATHERED BY COCHRAN DURING THE MONTH OF AUGUST, 2014
   R1- DENOTES RECORD INFO PER "WARRIOR ACRES"; PLAT CAB C, SLIDE 323.
7. UTILITIES WERE NOT RESEARCHED OR SHOWN FOR THIS SURVEY. BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR EXCAVATION, CONTACT: MISSOURI ONE CALL: 1-800-DIG-RITE
8. THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP, FOR WARREN COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29219C0142G, EFFECTIVE DATE OF NOVEMBER 4, 2008.
9. THIS SITE IS SERVED BY:
   WATER – CITY OF WARRENTON
   SEWER – CITY OF WARRENTON
   ELECTRIC – AMEREN U.E. & CUIVRE RIVER ELECTRIC
   GAS – AMEREN U.E.
   TELEPHONE – CENTURYLINK
   FIRE – WARRENTON FIRE DISTRICT
10. LOT 2 OF WARRIOR ACRES IS CURRENTLY ZONED "C-2" (GENERAL COMMERCIAL) PER THE CITY OF WARRENTON, MISSOURI

    YARD REQUIREMENTS FOR COMMERCIAL USE: WHERE A COMMERCIAL USE ADJOINS OR ABUTS A RESIDENTIAL USE OR ZONE, THE SIDE YARD SHALL BE A MINIMUM OF TEN (10) FEET. FRONT YARD SHALL BE A MINIMUM OF TWENTY-FIVE FEET. WHERE A COMMERCIAL USE ADJOINS A NON-RESIDENTIAL ZONE THERE SHALL BE NO YARD REQUIREMENTS.
11. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO RSMO 327.411.2) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR THEIR DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE PROJECT TO WHICH THIS PAGE REFERS.

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND HEREON PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S STATEMENT, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "WARRIOR ACRES LOT 2 – PLAT 1".

THE BUILDING SETBACK LINES SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

ALL LOTS OF "WARRIOR ACRES LOT 2 – PLAT 1", AS SHOWN HEREON, ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN AN INSTRUMENT FILED IN BOOK _____ PAGE _____ OF THE RECORDER OF DEEDS OFFICE, WARREN, MISSOURI.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____, OF 2014.

KNECHT PROPERTIES LLC

BY: (SIGN NAME) _____

BY: (PRINT NAME) _____

TITLE: _____

DATE: _____

NOTARY FOR: KNECHT PROPERTIES LLC
STATE OF MISSOURI)
) SS
COUNTY OF WARREN)

ON THIS THE _____ DAY OF _____, 2014, BEFORE ME APPEARED _____ TO ME KNOWN AND WHO BEING BY ME DULY SWORN, DO SAY THAT HE/SHE IS _____ OF _____, A LIMITED LIABILITY CORPORATION OF THE STATE OF MISSOURI AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY CORPORATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID LIMITED LIABILITY CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN IN THE STATE AND COUNTY AFORESAID.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

LENDER FOR KNECHT PROPERTIES LLC:

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTE SECURED BY A DEED OF TRUST RECORDED IN BOOK _____ PAGE _____ OF THE WARREN COUNTY RECORDER'S OFFICE HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "WARRIOR ACRES LOT 2 – PLAT 1."

IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ 20_____

LENDER: _____ BY: _____

_____
LENDER'S SIGNATURE

STATE OF MISSOURI)
) SS
COUNTY OF ST. CHARLES)

ON THIS ____ DAY OF _____, 2014, BEFORE ME APPEARED _____ TO ME KNOWN AND WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID _____ AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID _____.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

THIS PLAT IS HEREBY APPROVED BY THE WARRENTON CITY COUNCIL, THIS _____ DAY OF _____, 2014, PURSUANT TO ORDINANCE NO _____

ATTEST: _____ BY: _____
CITY CLERK MAYOR

PREPARED FOR:
BRUCE WILEY
3718 TAYLOR RIDGE CT
JEFFERSON CITY, MO 65109

WARRIOR ACRES LOT 2 – PLAT 1 DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 2 OF WARRIOR ACRES, A SUBDIVISION RECORDED IN PLAT CABINET C, SLIDE 323 OF THE WARREN COUNTY RECORDS AND BEING SITUATED IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WARRENTON, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 2 OF WARRIOR ACRES;

THENCE, ALONG THE WEST LINE OF LOT 2, NORTH 14 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 183.74 FEET TO A POINT;

THENCE, DEPARTING SAID WEST LINE OF SAID LOT 2, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 413.73 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED LOT 2;

THENCE, ALONG SAID EAST LINE OF LOT 2, SOUTH 18 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 168.39 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 2;

THENCE, DEPARTING SAID EAST LINE, ALONG THE SOUTH LINE OF THE AFOREMENTIONED LOT 2, NORTH 89 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 400.00 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING APPROXIMATELY 72,409 SQUARE FEET OR 1.662 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:

THIS IS TO STATE THAT, AT THE REQUEST OF BRUCE WILEY, WE HAVE, DURING THE MONTH OF AUGUST, 2014, PREPARED A BOUNDARY SURVEY AND SUBSEQUENT FINAL PLAT TO BE KNOWN AS "WARRIOR ACRES LOT 2 – PLAT 1," A TRACT OF LAND BEING PART OF LOT 2 OF WARRIOR ACRES, A SUBDIVISION ACCORDING TO PLAT CABINET C, SLIDE 323 OF THE RECORDER OF DEEDS OFFICE, WARREN COUNTY, MISSOURI, AND BEING SITUATED IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WARRENTON, WARREN COUNTY, MISSOURI.

THE RESULTS OF SAID BOUNDARY SURVEY, AND SUBSEQUENT FINAL PLAT ARE AS SHOWN HEREON AND DO MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

M. ENGINEERING, LLC
(D.B.A. COCHRAN)
C-2005011848 0

JAMES R. PARK JR., PLS
MISSOURI LS 2005147PLS
FOR COCHRAN
DATE 8/27/14

STATE OF MISSOURI
JAMES R. PARK, JR.
NUMBER
2005147PLS
LAND SURVEYOR

COCHRAN
Home Office:
7 Corporate Drive, Suite 1
Hazelwood, Missouri 63042
636-337-4476 (Tel.)
636-337-4479 (Fax)
www.cochrancorp.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• Land Development
• Water Resources
• Master Planning

FINAL PLAT
WARRIOR ACRES LOT 2 - PLAT 1
WARRENTON, MISSOURI

DRAWN BY	LKD
CHECKED BY	JRP
DATE	AUGUST, 2014
SCALE	1"=40'
JOB NO.	M14-7065

FINAL PLAT