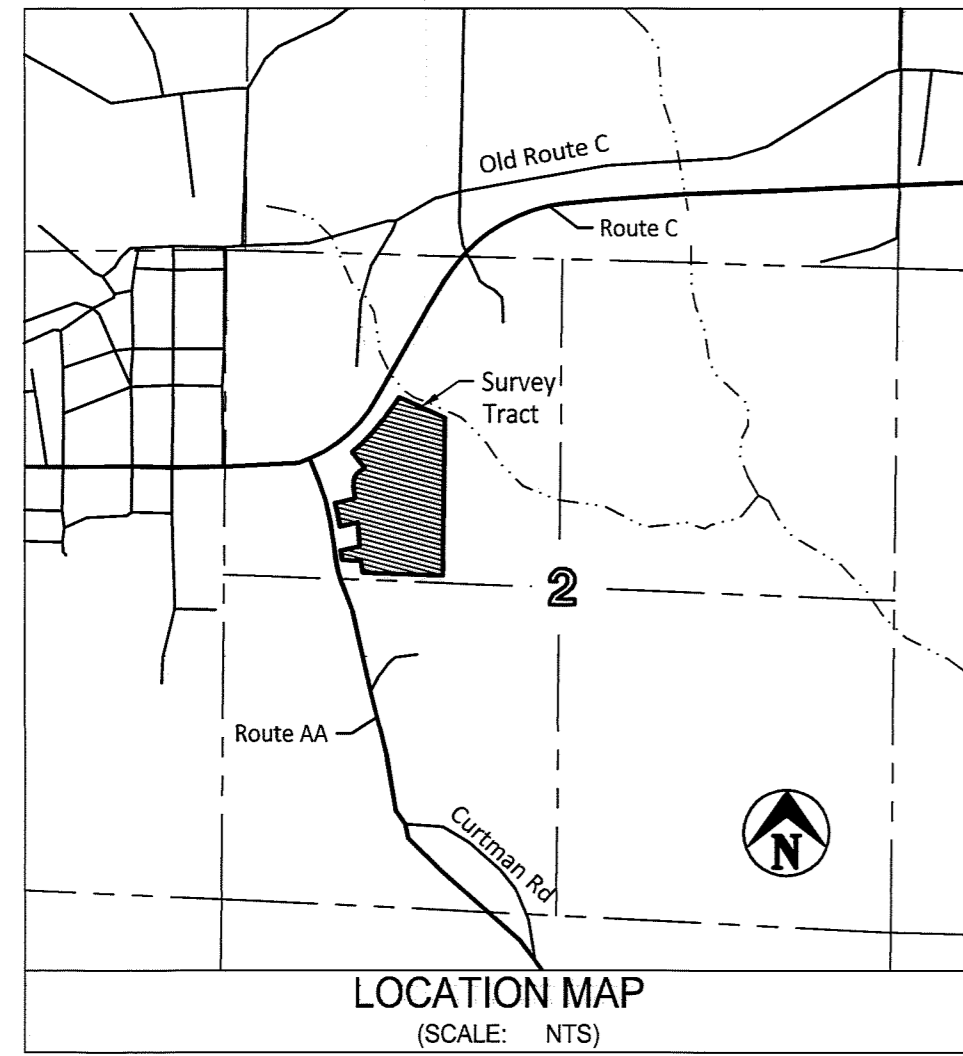


BATTLEFIELD ESTATES SUBDIVISION
A Final Major Plat
Part of the NW 1/4 of Sec. 2, T43N, R14W
in Cole County, MO
Area: 22.24 Acres



PROPERTY BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 2, Township 43 North, Range 14 West, in the City of Russellville, Cole County, Missouri, being part of the property described in Book 735, page 494, of the Cole County Recorder's Office, and being more particularly described as follows:

From a stone at the center of said Section 2; thence N87°49'05"W, along the Quarter Section Line, 982.01 feet; thence N00°46'24"E, 20.01 feet to the POINT OF BEGINNING for this description; thence N87°49'05"W, along a line 20 feet north of, and parallel to, the south line of the Northwest Quarter of Section 2, 660.45 feet to the southeast corner of a tract of land described by deed of record in Book 340, page 717, Cole County Recorder's Office; thence N09°24'38"W, along the easterly line of said tract described in Book 340, page 717, 99.85 feet to the northeast corner of said tract; thence N87°48'12"W, along the northerly line of said tract described in Book 340, page 717, 150.19 feet to a point on the easterly right-of-way line of Route AA (formerly known as Route "K"); thence N08°27'02"W, along said right-of-way line, 76.37 feet to a point on the southerly line of a tract of land described by deeds of record in Book 304, page 620 and Book 333, page 85, Cole County Recorder's Office; thence N76°26'22"E, along said southerly line of the last mentioned tract, 156.58 feet to the southeast corner of said tract; thence N04°20'47"W, along the easterly line of the last mentioned tract, 199.91 feet to the northeast corner of said tract; thence S75°05'33"W, along the northerly line of the last mentioned tract, 150.20 feet to the easterly right-of-way line of supplementary State Route C (Rte AA Connector); thence N08°51'46"W, along said right-of-way line, 34.83 feet; thence continuing along said right-of-way line along a 1482.39-foot radius curve to the left, an arc length of 163.17 feet, and said curve having a chord which bears N12°00'58"W, 163.09 feet to the Southwest corner of Lot 1 of Battlefield Estates Commercial Plat 1, as recorded in Plat Book 13, page 35, Cole County Recorder's Office; thence along the boundary of said Lot 1 of Battlefield Estates Commercial Plat 1 for the following five (5) courses: N75°59'24"E, 167.06 feet; thence N06°46'06"W, 103.65 feet; thence Northeasterly on a 130.00-foot curve to the right, an arc length of 137.30 feet, and said curve having a chord which bears N23°29'16"E, 131.00 feet; thence Northeasterly along a 1410.92-foot non-tangent curve to the left, an arc length of 47.82 feet, and said curve having a chord which bears N52°46'21"E, 47.82 feet; thence N38°11'49"W, 160.00 feet to a point on the southerly right-of-way line of Route C; thence along the southeasterly right-of-way line of Route C, along a non-tangent 1250.92-foot radius curve to the left, an arc length of 351.41 feet, and said curve having a chord which bears N43°45'19"E, 350.26 feet; thence N35°56'51"E, continuing along said southeasterly right-of-way line of Route C, 248.31 feet to a point on the southwesterly line of a tract of land described by deed of record in Book 558, page 639, Cole County Recorder's Office, more particularly that part referred to as Tract II, part 5 therein; thence S65°22'34"E, along said southwesterly line, 410.64 feet to the westerly line of a tract of land described by deed of record in Book 558, page 639, more particularly that part referred to as Tract II, part 2 therein; thence S00°46'24"W, along said westerly line of the last mentioned tract, 1297.51 feet to the Point of Beginning.

Containing 22.24 acres.

NOTES:

- RECORD SOURCE: Trustee General Warranty Deed to JMDavis Enterprises, LLC, recorded in Book 735, page 494, Cole County Recorder's Office.
- BASIS OF BEARINGS: Grid North - Missouri State Plane Coordinate System NAD83, Central Zone, by GNSS observations, using MODOT VRS Network.
 Nearest CORS Reference Station:
 MODOT JEFF CITY CORS ARP (MOJC)
 POSITION: 38°34'47.29647 (N) 092°17'40.74721 (W) - NAD 83 (2011) EPOCH - 2010.00
 The following values were computed from the NAD83 (2011) position:

North	East	Scale Factor	Convergence
304,807.383 (M)	517,892.107 (M)	0.99993727	+0° 07' 41.0"
- FLOODPLAIN STATEMENT: All of this property is located within Zone "X" (area outside the 0.2% annual chance floodplain); as indicated on the Flood Insurance Rate Map Number 29051CO100E, dated November 2, 2012.
- Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: building setbacks, restrictions, zoning or any other land use regulations or any other facts which an accurate and current title search may disclose.
- Title Commitment provided by Owner, issued by Cole County Abstract & Title Co., Policy No.: MO-20702399-OP-1-A, dated January 20, 2022.
- This tract may be subject to an easement to Southwestern Bell Telephone Company recorded in Book 164, page 92. Defined as 1 Rod (16.5') in width. No specific location within the property is defined.
- This tract may be subject to a 15.0' Private Sanitary Sewer Easement granted in Warranty Deed recorded in Book 746, page 244, for the benefit of Lot 1 of Battlefield Estates Commercial Plat 1. See graphic for location.
- There shall be no direct vehicular access to Route C from Lots 26, 27, 28, 29, and 30.

OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned owner of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the Public, for Public use forever, all Rights-of-way and Easements, as shown on this plat and said plat shall be known as "BATTLEFIELD ESTATES SUBDIVISION".

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owner of said tract has hereunto set his hand and seal this 23rd day of January, 2023.

JMDavis Enterprises, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

Justin Davis, Member

Krista Davis (formerly known as Krista Bonnet),
Member/Operator

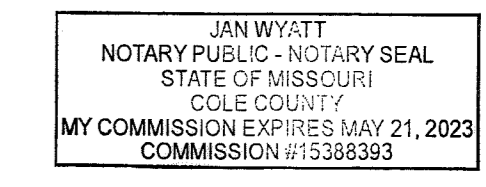
STATE OF Missouri }
 COUNTY OF Cole } ss

On this 23rd day of January, 2023, before me personally did appear the above signed, to me being personally known, who being by me duly sworn, did say that they are the members of JMDavis Enterprises, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company, by authority of it's members, and said above signed acknowledged said instrument to be the free act and deed of said limited liability company.

In Witness whereof, I have set my hand and affixed my seal this 23rd day of January, 2023.

My Commission Expires: May 21, 2023

Notary Public, Cole County



We, the undersigned of the City of Russellville Planning & Zoning Commission, do hereby certify that this plat was approved on the 23rd day of January, 2023.

Gabe Hines, Chairman

APPROVED BY THE BOARD OF ALDERMAN this 23rd day of January, 2023.

Sharon Morgan, Mayor

Ian Wyatt, City Clerk

Document No. 202300698

STATE OF MISSOURI }
 COUNTY OF COLE } ss

Filed for record 27 day of January, 2023
 at 4 O'clock and 02:59 Minutes P.M.,
 recorded in Book 13, Page 41.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of JMDavis Enterprises, LLC, a Property Boundary Survey and Subdivision was made, under my personal direction, regarding the property shown and that the results are represented on this plat. This survey was performed in accordance with current Missouri Standards for a Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 23rd day of January, 2023.

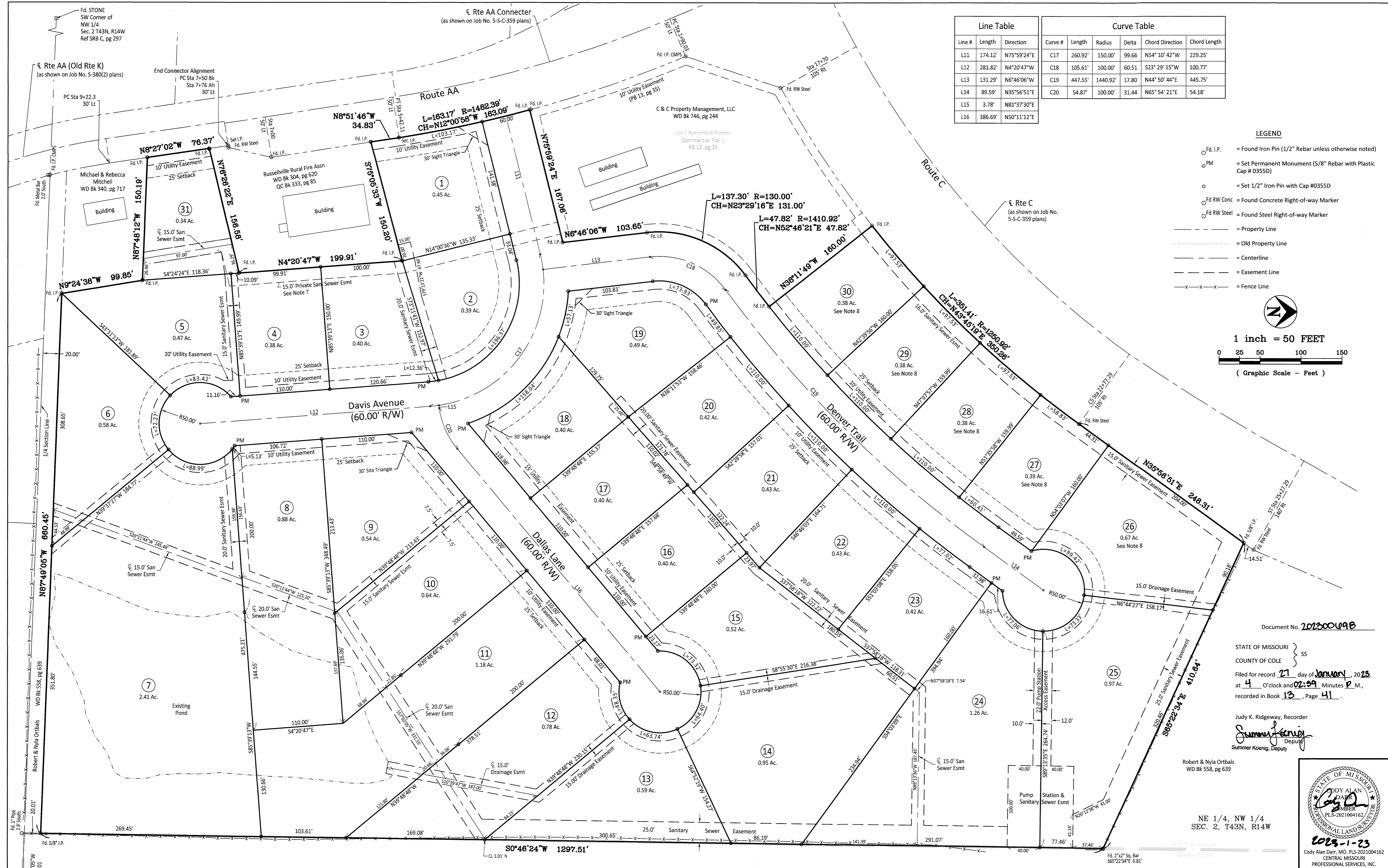
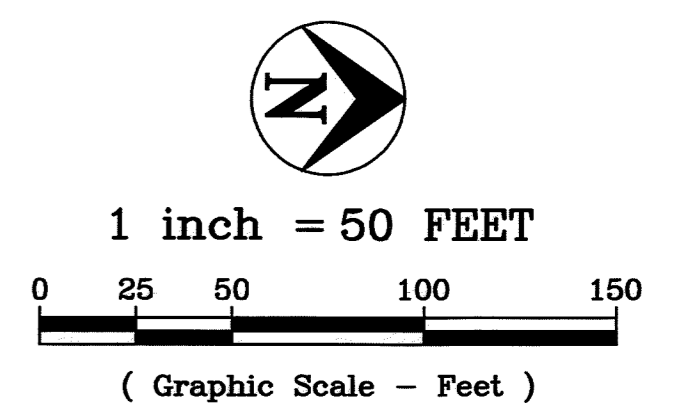
Judy K. Ridgeway, Recorder

Judy K. Ridgeway, Recorder

 Cody Alan Darr, MO, PLS-2021004162 2023-1-23 CENTRAL MISSOURI PROFESSIONAL SERVICES, INC. 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: BATTLEFIELD ESTATES SUBDIVISION; FINAL PLAT PT. OF THE NW 1/4 OF SEC. 2, T43N, R14W, RUSSELLVILLE, COLE COUNTY, MO			
FOR: JMDavis Enterprises, LLC				
DATE: 2022-12-30	DRN. BY: C.A.D.	SCALE:	BOOK:	
REV. DATE: 2023-01-23	CKD. BY: J.B.R.	SHEET 1 OF 2	JOB NO. 22-014	

Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L11	174.12'	N75°59'24"E	C17	260.92'	150.00'	99.66'	N54°10'42"W	229.25'
L12	281.82'	N4°20'47"W	C18	105.61'	100.00'	60.51'	S23°29'15"E	100.77'
L13	131.29'	N6°46'06"W	C19	447.55'	1440.92'	17.80'	N44°50'44"E	445.75'
L14	89.59'	N35°56'51"E	C20	54.87'	100.00'	31.44'	N65°54'21"E	54.18'
L15	3.78'	N81°37'30"E						
L16	386.69'	N50°11'12"E						

- LEGEND**
- Fd. I.P. = Found Iron Pin (1/2" Rebar unless otherwise noted)
 - PM = Set Permanent Monument (5/8" Rebar with Plastic Cap # 0355D)
 - = Set 1/2" Iron Pin with Cap #0355D
 - Fd RW Conc = Found Concrete Right-of-way Marker
 - Fd RW Steel = Found Steel Right-of-way Marker
 - = Property Line
 - = Old Property Line
 - - - = Centerline
 - - - = Easement Line
 - x-x-x- = Fence Line



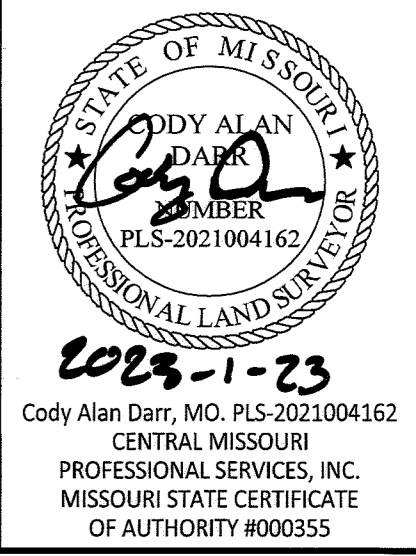
Document No. **20230098**

STATE OF MISSOURI }
 COUNTY OF COLE } SS
 Filed for record **27** day of **JANUARY**, 20**23**
 at **4** o'clock and **02:59** Minutes **P.M.**,
 recorded in Book **13**, Page **41**.

Judy K. Ridgeway, Recorder
Summer Koenig
 Deputy

Robert & Nyla Ortals
 WD Bk 558, pg 639

NE 1/4, NW 1/4
 SEC. 2, T43N, R14W



Phone
 (573) 634-3455
 FAX
 (573) 634-8898



Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCarty St., Jefferson City, Missouri

DRN. BY: C.A.D.	DATE: 2022-12-30	BOOK NO:
CKD. BY: J.B.R.	REV. DATE: 2023-01-23	SCALE: 1" = 50'
SHEET NO. 2	OF 2	

BATTLEFIELD ESTATES SUBDIVISION; FINAL PLAT
 JMDavis Enterprises, LLC
 ROUTE AA, RUSSELLVILLE, COLE COUNTY
 JOB NO. 22-014

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