

UNION CORPORATE CENTER PHASE XIII

A TRACT OF LAND BEING ALL OF LOT 42 OF UNION CORPORATE CENTER PHASE I, LOT 43 OF THE RESUBDIVISION OF LOTS 43 AND 44 OF UNION CORPORATE CENTER PHASE I, LOT 2B OF UNION CORPORATE CENTER PHASE XI, PART OF ROLLING HILLS DRIVE AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 1 EAST OF THE 5TH P.M., CITY OF UNION, FRANKLIN COUNTY, MISSOURI

4.5.1

FRANKLIN COUNTY COLLECTOR CERTIFICATE:
 State of Missouri)
 County of Franklin) SS
 I, Linda Emmons, Collector of Revenue for Franklin County, Missouri, first being duly sworn, depose and say that I am familiar with the land shown and described on this plat and further state that there are no delinquent tax assessments on the above land shown due Franklin County in my office.

Linda Emmons, Collector of Revenue
 Franklin County, Missouri

CERTIFICATE OF OWNERSHIP:
 We hereby certify that we are the owners of the property shown hereon, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Union Corporate Center Phase XIII," and we hereby freely adopt this plan of subdivision.
 Rolling Hills Drive as shown hereon is hereby dedicated to the City of Union for public use.
 Utility easements as shown on this plat are hereby granted to the City of Union and all Public Service Commission regulated utilities and their successors and assigns, for the purpose of construction, maintenance and repair of public utilities, with a right of temporary usage of adjacent ground not occupied by improvements for the excavation reasonably necessary during installation, repair, or replacement of said underground utilities.

IN WITNESS WHEREOF, we have executed this plat as of this ____ day of _____, 2016.
 UNION DEVELOPMENT CORPORATION, INC.

Robert W. Borgmann, President of the Union Development Corporation, Inc.

Dennis Harrison, Vice President of the Union Development Corporation, Inc.

NOTARY PUBLIC CERTIFICATION:
 STATE OF MISSOURI
 COUNTY OF FRANKLIN] SS

On this ____ day of _____, 2016, before me personally appeared Robert W. Borgmann, President of the Union Development Corporation Inc., to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as an officer and on behalf of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

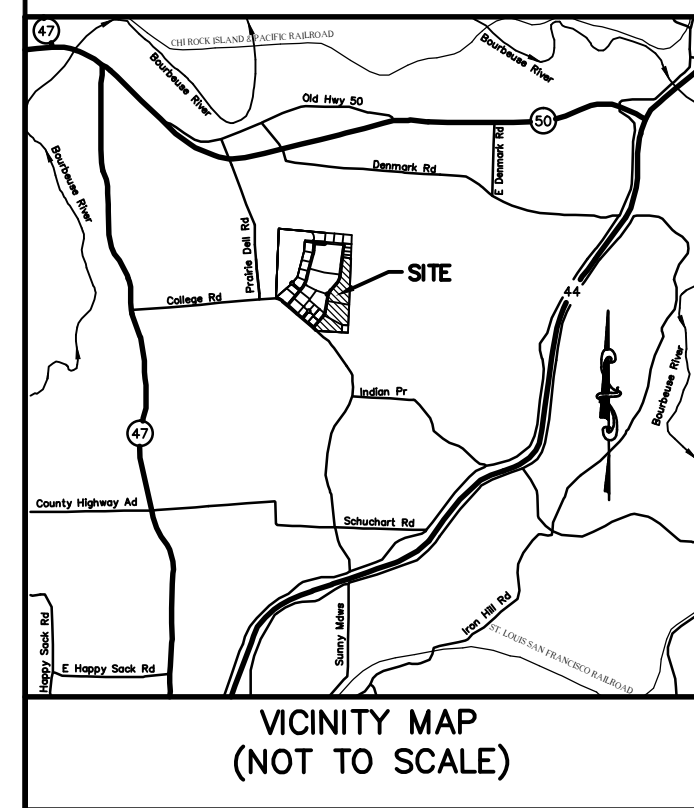
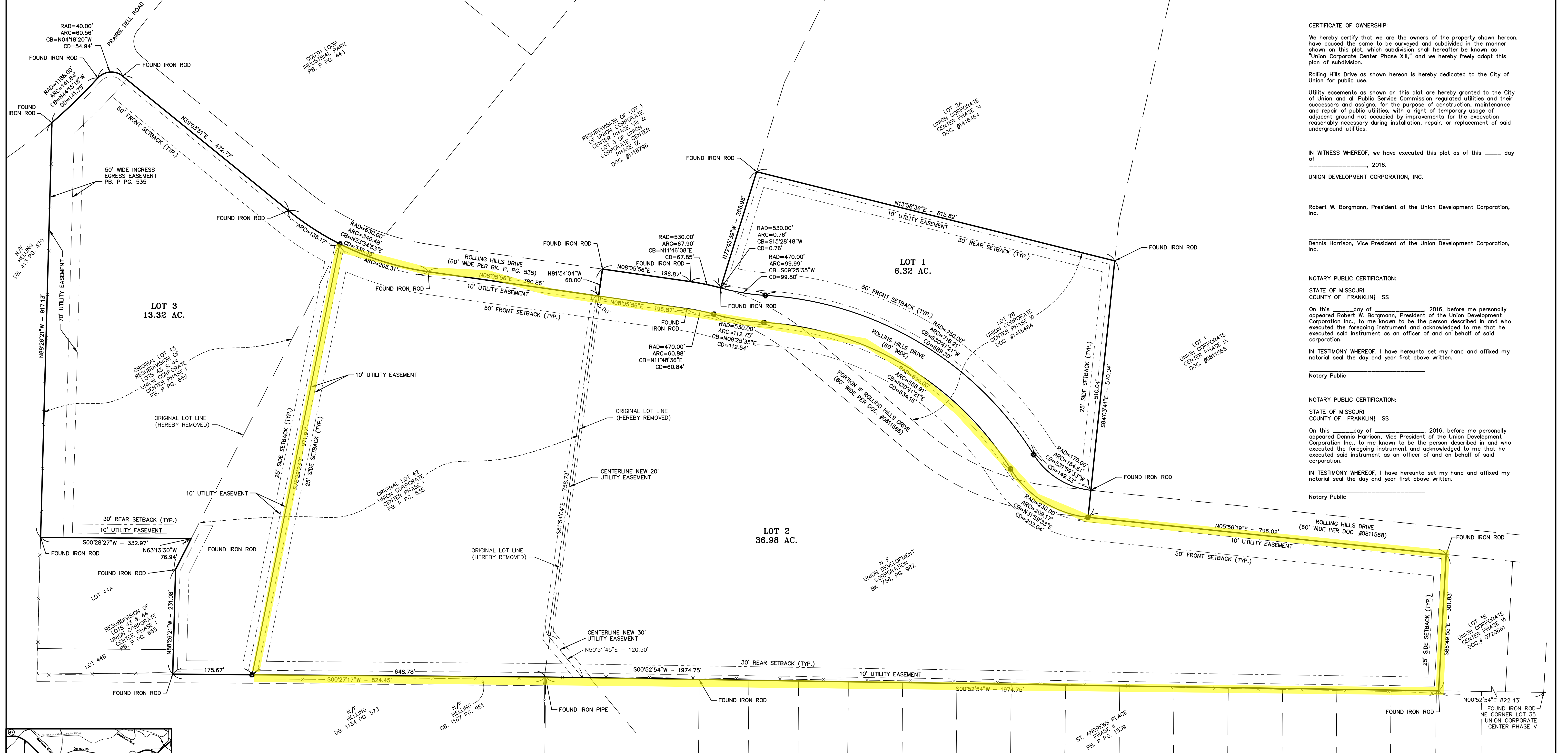
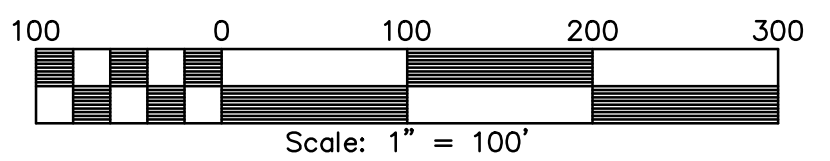
Notary Public

NOTARY PUBLIC CERTIFICATION:
 STATE OF MISSOURI
 COUNTY OF FRANKLIN] SS

On this ____ day of _____, 2016, before me personally appeared Dennis Harrison, Vice President of the Union Development Corporation Inc., to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as an officer and on behalf of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public



- Notes:
- Bearing system adopted per Union Corporate Center Phase I as recorded in Plat Book P Page 535 of the Franklin County Recorder of Deeds office.
 - This survey meets the accuracy requirements for "Urban" property as defined by the Missouri Minimum Standards.
 - No investigation has been performed by Cochran Engineering and Surveying regarding hazardous waste, underground conditions or utilities affecting the tract shown hereon.
 - This survey was executed without a title commitment and is subject to any and all easements, restrictions, conditions, etc. of record.
 - This survey does not constitute a title search by the Land Surveyor.
 - This property is zoned I-1, General Industrial District by the City of Union. Setbacks are as follows:
 Front - 50 feet
 Side - 25 feet
 Rear - 30 feet
 - - Denotes Set 5/8" diameter 24" long iron rod with yellow plastic cap (Cochran LS-380).
 - This property lies within "Zone X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map for Franklin County, Missouri, panel 315 of 650, Community Panel Number 29071C0315D, effective date October 18, 2011.
 - Source of Deed: Deed Book 756 Page 982

CITY CLERK'S CERTIFICATE:
 I, Janita Copeland, City Clerk for and within the City of Union, Missouri, do hereby certify that the above plat of "Union Corporate Center Phase XIII" was approved by the City Council of the City of Union, Missouri by Ordinance No. _____, passed and approved on the ____ day of _____, 2016.

 Janita Copeland, City Clerk
 City of Union, Mo.

 Mike Livengood, Mayor
 City of Union, Mo.

 Robert Marquart, Chairman of
 Planning and Zoning, City of Union, Mo.

RECORDER OF DEEDS CERTIFICATE:
 STATE OF MISSOURI
 COUNTY OF FRANKLIN] SS
 I, Jennifer Metcalf, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument of writing was filed for record on the ____ day of _____, 2016, at ____ o'clock ____ M., and duly recorded in Document Number _____ on said date.
 IN TESTIMONY WHEREOF, I hereunto set my hand and affixed my official seal, at my office in Union, the date aforesaid.
 Jennifer Metcalf, Recorder of Deeds
 By _____, Deputy

SURVEYOR'S CERTIFICATE:
 At the request of Bob Borgmann, we have during the month of February 2016, executed a Property Boundary Survey and Resubdivision from actual field data and record information on a tract of land being part of Union Corporate Center Phase I, Union Corporate Center Phase XI and part of Section 6, Township 42 North, Range 1 East, Franklin County, Missouri, and has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys and the results are shown hereon.
 CB Engineering Inc.
 DBA Cochran
 LS-380
 By: James R. Chervek, P.L.S. #2211
 State of Missouri
 Professional Land Surveyor
 For Cochran

FINAL PLAT
 UNION CORPORATE CENTER
 PHASE XIII
 CITY OF UNION MISSOURI

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 636-584-0512 (fax)
 mol@cochraneng.com

• Civil Engineering
 • Land Surveying
 • Architecture
 • Site Development
 • General Consulting
 • Master Planning

OWN. BY	JRC	DATE	2-25-16	PROJ. NO.	16-6392A
AREA	S6 T42N R1E	SCALE	1" = 100'	DWG. NO.	1 OF 1

Drawing name: F:\16-6392A - Corporate Center Plat XIII\Final Plat XIII.dwg Tab: Model Plotted on: Mar 23, 2016 - 10:05am Plotted by: slaurie