

A REPLAT OF LOTS 9A-10A OF A REPLAT OF LOTS 8-16 CREEKSIDE PARK SECTION ONE

COMMERCIAL PROPERTY

3.53 acres

PROPERTY BOUNDARY DESCRIPTION

Lots 9A and 10A of a REPLAT OF LOTS 8-16 CREEKSIDE PARK SECTION ONE as per plat of record in Plat Book 12, page 186, said a REPLAT OF LOTS 8-16 CREEKSIDE PARK SECTION ONE, being a subdivision of part of the west half of the Northwest Quarter of Section 14, Township 44 North, Range 12 West, Cole County, Missouri.

OWNER'S CERTIFICATE

Know all men by these presents that We, the undersigned owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the Public for Public use forever all Right-of-ways and Easements (not presently of record) and also hereby dedicate to the future owners of this subdivision, for private use of Ingress and Egress, the 40 foot wide Ingress and Egress Easement named CREEK TRAIL COURT, as shown on this plat and said plat shall be known as "A REPLAT OF LOTS 9A AND 10A OF A REPLAT OF LOTS 8-16 CREEKSIDE PARK SECTION ONE".

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

In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seals this 28 day of Oct, 2003.

ROGO DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

Richard J. Otko
RICHARD J. OTKO, TRUSTEE OF THE RICHARD J. OTKO REVOCABLE LIVING TRUST U/A/D 11-20-91 AND ANY AMENDMENTS THERETO, MEMBER

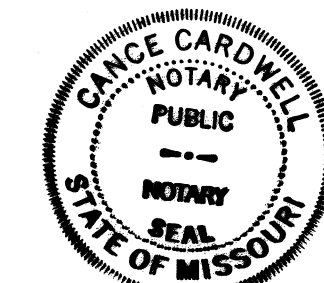
Gary Oberkrum
GARY OBERKRUM, MEMBER

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 28 day of Oct, 2003, before me personally did appear the above signed members, who executed the foregoing instrument and acknowledged the same to be the free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 28 day of Oct, 2003.

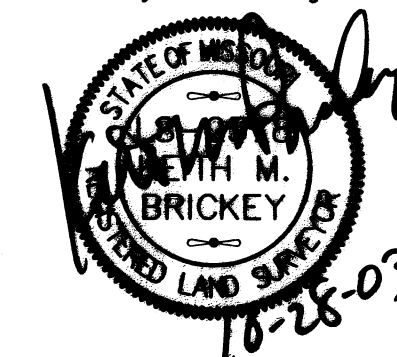
My Commission Expires: 12-30-03
Candace Cardwell
Candace Cardwell
Notary Public, Cole County



SURVEYOR'S CERTIFICATE

This is to certify that at the request of ROGO DEVELOPMENT, L.L.C., a Property Boundary Survey was made under my personal direction regarding the property shown on this plat and that the results are represented correctly. This survey was performed in accordance with the current requirements of the standards for an Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

In Witness whereof, I have hereunto set my seal and signature this 28th day of October, 2003.



Keith M. Brickey, MO R.L.S. #2578

Document No. 200322539

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 13 day of November, 2003.

at 7 O'clock and 49:39 Minutes A M.,

recorded in Book 12, Page 375.

Larry D. Rademen, Recorder

Doris Furbach
Deputy

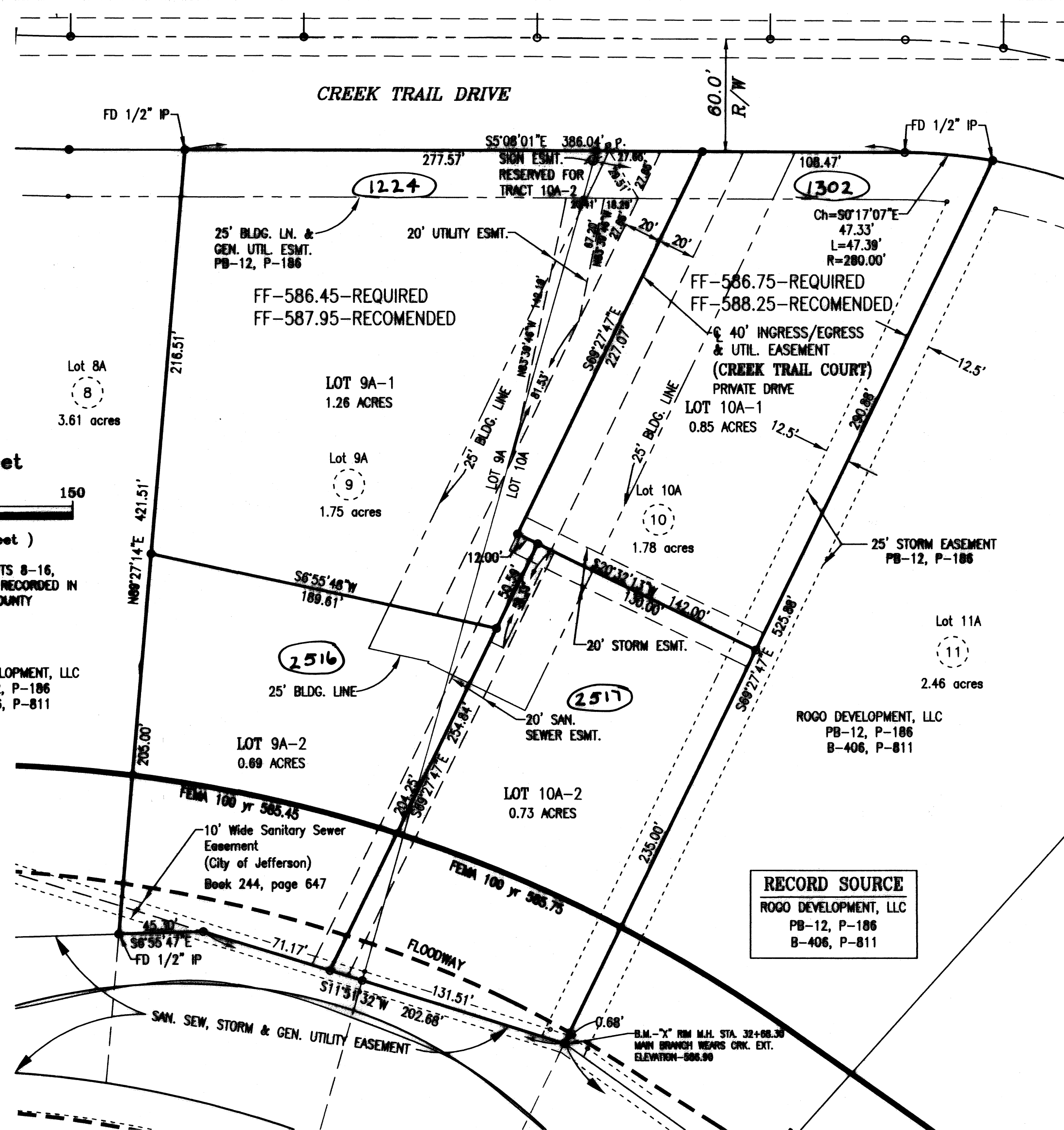
COPY

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101 Phone (573) 634-3455
FAX (573) 634-8898

TITLE **REPLAT OF LOTS 9A-10A
REPLAT LOTS 8-16 CREEKSIDE PARK SEC. 1**

FOR **ROGO DEVELOPMENT, L.L.C.**

DATE 8/18/03	DRN. BY J.B.R.	SCALE 1" = 50'	BOOK 859/870
REV.	ONR. BY C.F.B., K.M.B.	SHEET 1 OF 1	JOB NO. 98-017



RECORD SOURCE
ROGO DEVELOPMENT, LLC
PB-12, P-186
B-406, P-811

THE COUNTY OF COLE WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OR THE IMPROVEMENT OF THE PRIVATE ROADS AT PRESENT OR IN THE FUTURE. INSTALLATION OF ROAD SIGNS AND ALL MAINTENANCE OF THIS ROADWAY SHALL BE THE SOLE RESPONSIBILITY OF ANY AND ALL PARTIES HAVING EASEMENT RIGHTS FOR THE USE THEREOF, AS WELL AS ANY COST INCURRED IN MAINTAINING OR IMPROVING THE SAME.

The Building Setback lines for the side and rear property lines shall be 10 feet to conform with the Planning Regulations For the County of Cole.

Set 1/2" Rerod w/cap at all new lot corners except where otherwise shown.

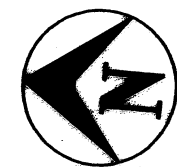
WATER SUPPLY - P.W.S.D.#2
SANITARY SEWER - CITY OF JEFFERSON
GAS SUPPLY - AMEREN UE
ELECTRICAL POWER - AMEREN UE
TELEPHONE - SPRINT
LAND USE - COMMERCIAL

The lots in this subdivision conform to the requirements for Commercial Property as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 14th day of October, 2003.

Duane Ames
Duane Ames, Chairman

Chris Yarnall
Chris Yarnall, P.E., Director



1 inch = 50 feet

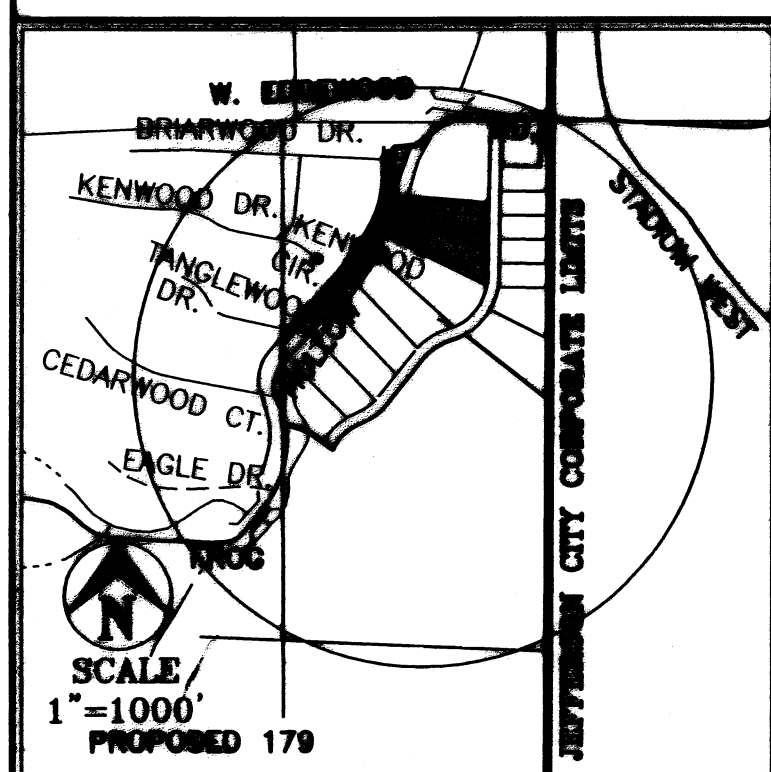


(Graphic Scale - Feet)

BEARING REFERENCE: REPLAT OF LOTS 8-16, CREEKSIDE PARK SECTION ONE, AS RECORDED IN PLAT BOOK 12, PAGE 186, COLE COUNTY RECORDER'S OFFICE.

ROGO DEVELOPMENT, LLC
PB-12, P-186
B-406, P-811

COPY



SITE LOCATION MAP