

CREEKSIDE PARK SECTION THREE

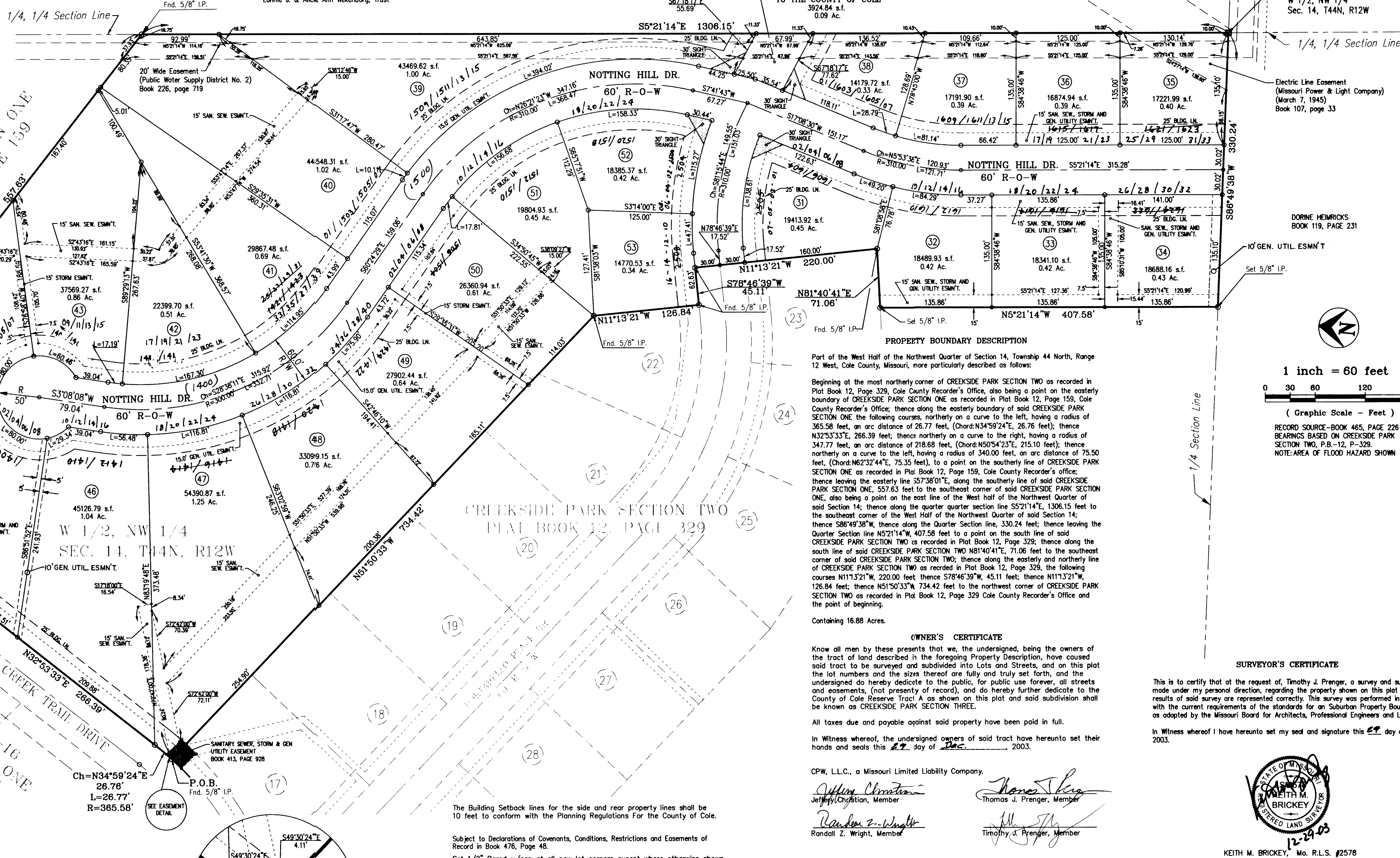
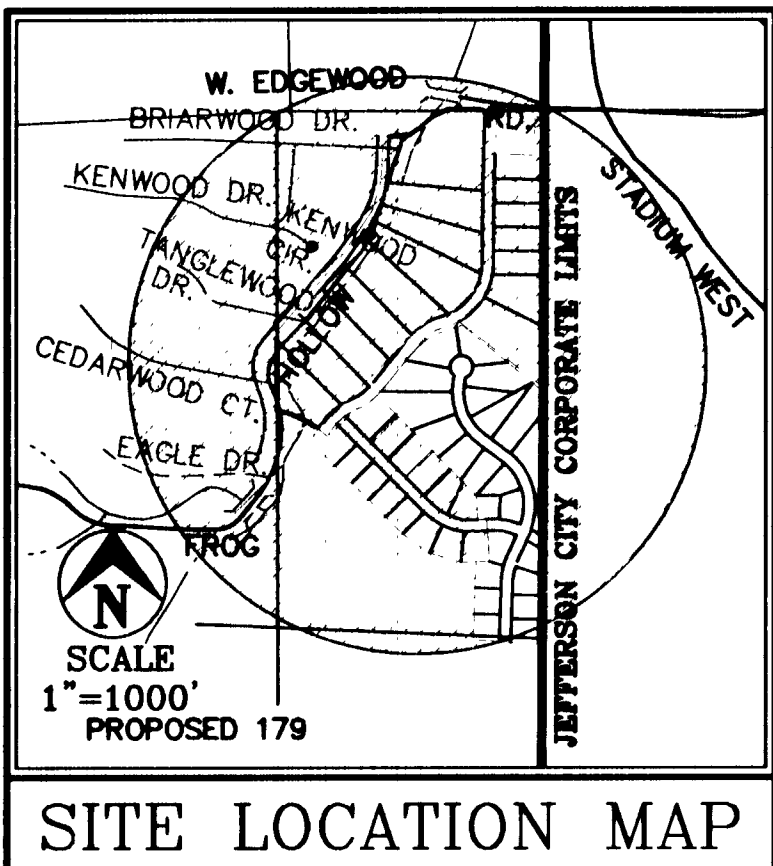
MEDIUM DENSITY RESIDENTIAL

16.88 ACRES

E 1/2, NW 1/4
SEC. 14, T44N, R12W

Robert F. Schepker
Ronald J. Schepker, Trustee
Lonnie J. & Alice Ann Wikenborg, Trust

Paul Loesch
Bk. 407, Pg. 217



PROPERTY BOUNDARY DESCRIPTION
Part of the West Half of the Northwest Quarter of Section 14, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

Beginning at the most northerly corner of CREEKSIDE PARK SECTION TWO as recorded in Plat Book 12, Page 329, Cole County Recorder's Office, also being a point on the easterly boundary of CREEKSIDE PARK SECTION ONE as recorded in Plat Book 12, Page 159, Cole County Recorder's Office; thence along the easterly boundary of said CREEKSIDE PARK SECTION ONE the following courses, northerly on a curve to the left, having a radius of 365.58 feet, an arc distance of 26.77 feet, (Chord: N34°59'24"E, 26.76 feet); thence N32°53'33"E, 266.39 feet; thence northerly on a curve to the right, having a radius of 347.77 feet, an arc distance of 218.68 feet, (Chord: N50°54'23"E, 215.10 feet); thence northerly on a curve to the left, having a radius of 340.00 feet, an arc distance of 75.50 feet, (Chord: N62°32'44"E, 75.35 feet), to a point on the southerly line of CREEKSIDE PARK SECTION ONE as recorded in Plat Book 12, Page 159, Cole County Recorder's Office; thence leaving the easterly line 257°38'01"E, along the southerly line of said CREEKSIDE PARK SECTION ONE, 557.63 feet to the southeast corner of said CREEKSIDE PARK SECTION ONE, also being a point on the east line of the West half of the Northwest Quarter of said Section 14; thence along the quarter quarter section line S52°14'E, 1306.15 feet to the southeast corner of the West Half of the Northwest Quarter of said Section 14; thence S86°49'38"W, thence along the Quarter Section line, 330.24 feet; thence leaving the Quarter Section line N52°14'W, 407.58 feet to a point on the south line of said CREEKSIDE PARK SECTION TWO as recorded in Plat Book 12, Page 329; thence along the south line of said CREEKSIDE PARK SECTION TWO N81°40'41"E, 71.06 feet to the southeast corner of said CREEKSIDE PARK SECTION TWO; thence along the easterly and northerly line of CREEKSIDE PARK SECTION TWO as recorded in Plat Book 12, Page 329, the following courses N11°13'21"W, 220.00 feet; thence S78°46'39"W, 45.11 feet; thence N11°13'21"W, 126.84 feet; thence N51°50'33"W, 734.42 feet to the northwest corner of CREEKSIDE PARK SECTION TWO as recorded in Plat Book 12, Page 329 Cole County Recorder's Office and the point of beginning.

Containing 16.88 Acres.

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into Lots and Streets, and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record), and do hereby further dedicate to the County of Cole Reserve Tract as shown on this plat and said subdivision shall be known as CREEKSIDE PARK SECTION THREE.

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

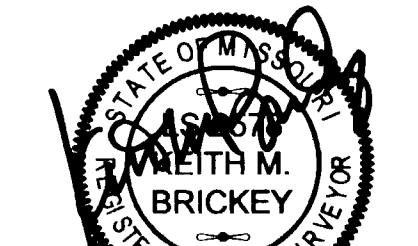
In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seals this 29 day of Dec, 2003.

CPW, L.L.C., a Missouri Limited Liability Company.
Jeffrey Christian (Member)
Thomas J. Prenger (Member)
Randall Z. Wright (Member)
Timothy J. Prenger (Member)

SURVEYOR'S CERTIFICATE

This is to certify that at the request of, Timothy J. Prenger, a survey and subdivision was made under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly. This survey was performed in accordance with the current requirements of the standards for a Suburban 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 29 day of Dec, 2003.



KEITH M. BRICKLEY, Mo. R.L.S. #2578

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.

Subject to Declarations of Covenants, Conditions, Restrictions and Easements of Record in Book 476, Page 48.
 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 - RESIDENTIAL

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

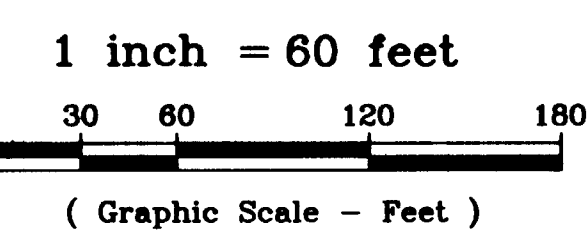
We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 14th day of October, 2003.

Duane Amos (Chairman)
Chris Yarnell (P.E., Director)

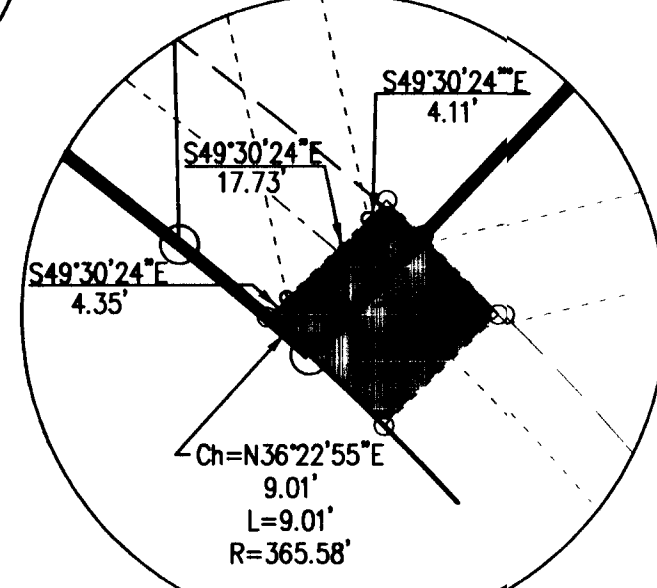
COPY

Lary D. Rademan, Recorder
Dorine Heimricks (Deputy)

SCALE 1"=1000' PROPOSED 179



STATE OF MISSOURI } ss
 COUNTY OF COLE }
 On this 29 day of Dec, 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 29 day of Dec, 2003.
 My Commission Expires: 12-30-03
Gance Gardwell
 Notary Public, Cole County



EASEMENT DETAIL
NO SCALE

Document No. 200402285

STATE OF MISSOURI } ss
 COUNTY OF COLE }
 Filed for record 25 day of February, 2004.
 at 2 o'clock and 25 minutes P.M.,
 recorded in Book 12, Page 403

Lary D. Rademan, Recorder
Dorine Heimricks (Deputy)

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

TITLE **CREEKSIDE PARK SECTION THREE**
FROG HOLLOW ROAD AND WEST EDGEWOOD DRIVE

FOR **CPW, LLC**

DATE 8-16-03	DRN. BY JRH	SCALE 1"=60'	BOOK
REV. DATE 8-18-03	ORD. BY KWB	SHEET 1 of 1	JOB NO. 98-017