

CREEKTRAIL SUBDIVISION

PRELIMINARY AND FINAL PLAT COMMERCIAL PROPERTY

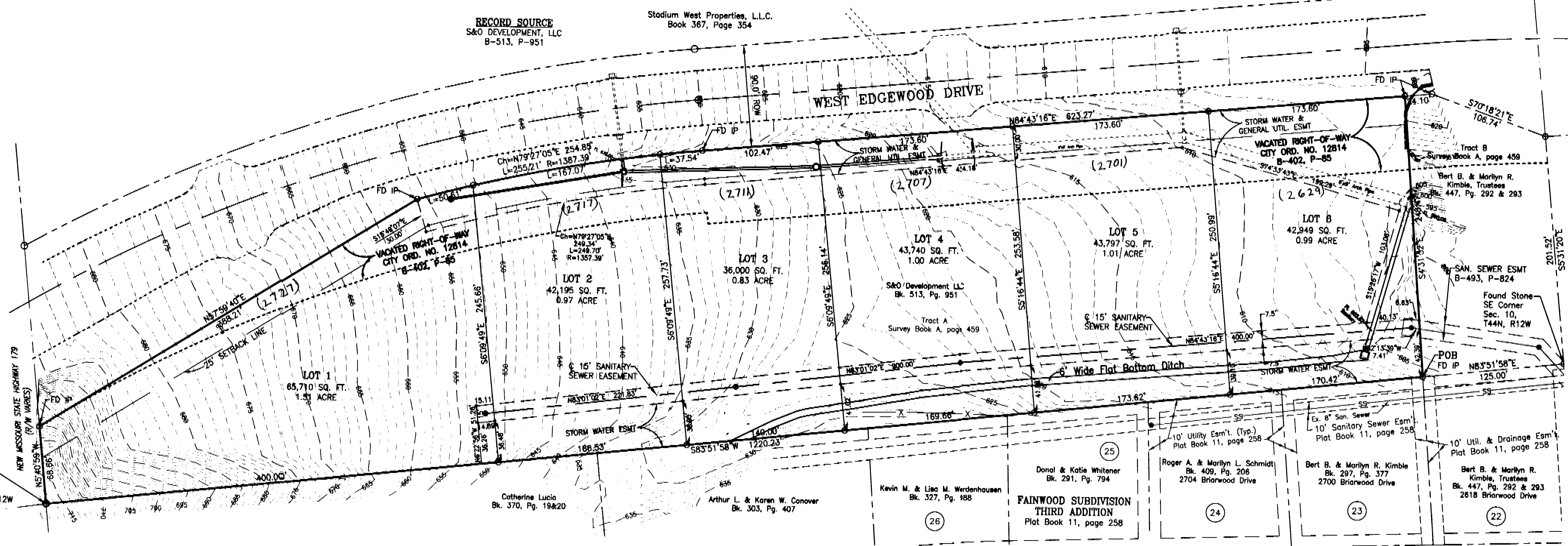
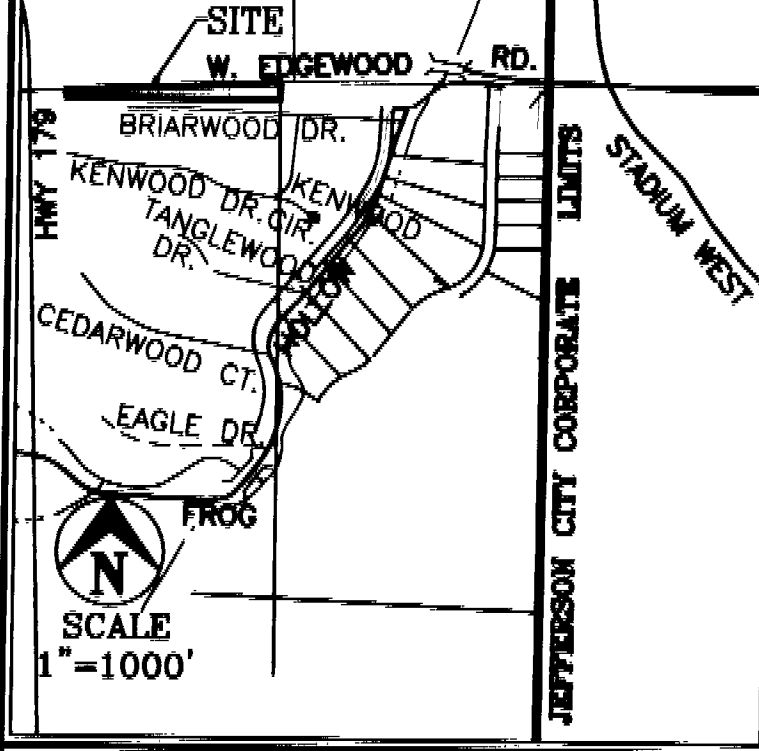
6.30 acres

SE 1/4, SE 1/4
SEC. 10, T44N, R2W

RECORD SOURCE
S&O DEVELOPMENT, LLC
B-513, P-951

Stadium West Properties, LLC.
Book 367, Page 354

SITE LOCATION MAP



1 inch = 50 feet



(Graphic Scale - Feet)

BEARING BASE: As per deed of record in Book 513, page 951, Cole County Recorder's Office.

RECORD SOURCE: As per deed of record in Book 513, page 951, Cole County Recorder's Office.

PROPERTY BOUNDARY DESCRIPTION
Part of the Southeast Quarter of the Southeast Quarter of Section 10, Township 44 North, Range 12 West, Cole County, Missouri more particularly described as follows:
From the southeast corner of said Section 10 thence S83°51'58"W, along the Section Line, 125.00 feet to the northwest corner of Lot No. 22 of FAINWOOD SUBDIVISION, THIRD ADDITION, as per plat of record in Plat Book 11, page 258, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence continuing S83°51'58"W, along the Section Line, 1220.23 feet to the southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 10; thence N5°40'59"W, along the Quarter Quarter Section Line, 68.66 feet to the present southerly line of the West Edgewood Drive right-of-way, said being the northerly line of the vacated right-of-way of West Edgewood Drive as per City Ordinance No. 12814; thence, along said right-of-way line the following courses: N57°59'40"E, 388.21 feet; thence Easterly, on a curve to the right, having a radius of 1387.39 feet, an arc distance of 255.21 feet, (the chord of said curve being N79°27'05"E, 254.85 feet); thence N84°43'16"E, 623.27 feet to a point intersecting the northerly extension of the westerly line of the aforesaid Lot No. 22 of FAINWOOD SUBDIVISION, THIRD ADDITION; thence leaving the southerly line of said West Edgewood Drive right-of-way, S4°31'32"E, along said extended line, 248.47 feet to the POINT OF BEGINNING.
Containing 6.30 acres.

- NOTES:**
- 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. The front setback shall be 25 feet.
 - Set 1/2" Rerod w/cop at all new lot corners except where otherwise shown.
 - UTILITIES:**
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.
 - The contours shown on this plat are from the City of Jefferson's aerial contours.

NOTE: THIS SUBDIVISION IS IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COUNTY OF COLE, MISSOURI, COMMUNITY PANEL NUMBER 290107 0080 B, EFFECTIVE DATE: DECEMBER 15, 1981.

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), as shown on this plat and said plat shall be known as "CREEKTRAIL SUBDIVISION".

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 21st day of June, 2005.

S&O DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.
Richard J. Otke
RICHARD J. OTKE, TRUSTEE OF THE RICHARD J. OTKE REVOCABLE LIVING TRUST U/A/D 11-20-91 AND ANY AMENDMENTS THERETO, MEMBER

Gary L. Oberkrom
GARY L. OBERKROM AND HOLLY A. OBERKROM, TRUSTEES OF THE GARY OBERKROM REVOCABLE LIVING TRUST U/A/D OCTOBER 5, 2000 AND ANY AMENDMENTS THERETO, MEMBERS

STATE OF MISSOURI }
COUNTY OF COLE } ss
On this 21st day of June, 2005, before me personally did appear the above signed owners, being all the members of S&O DEVELOPMENT, L.L.C., who executed the foregoing instrument and acknowledged the same to be their free act and deed.
In Witness whereof, I have set my hand and affixed my seal this 21st day of June, 2005.
My Commission Expires: 12/28/07
Louise Kramer
Louise Kramer
Notary Public, Cole County

SURVEYOR'S CERTIFICATE
This is to certify that at the request of S&O 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 21st day of June, 2005.



66-21-2005
J. Brian Rockwell, MO R.L.S. #2524

Document No. 200508327
STATE OF MISSOURI }
COUNTY OF COLE } ss
Filed for record 11 day of July, 2005.
at 10 o'clock and 23.22 Minutes A.M.,
recorded in Book 12, Page 445.
Lary D. Rademan, Recorder
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: CREEKTRAIL SUBDIVISION
WEST EDGEWOOD DRIVE
FOR: S&O DEVELOPMENT, L.L.C.

DATE 3/21/2005	DRN BY J.B.R.	SCALE 1" = 30'	BOOK
REV. DATE 4/18/2005	CHKD BY C.F.B., K.M.B.	SHEET 1 OF 1	JOB NO. 88-296

ECPN
SUBD 471.00 E077