DOUBLE EAGLE SUBDIVISION

Currently Zoned PUD

182 ACRES

PROPERTY BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 24; thence N85°47'39"E, along the Quarter Quarter Section Line, 570.67 feet to the northwest corner of the tracts described by deed of record in Book 112, page 487 and Book 216, page 088, Cole County Recorder's Office; thence S3°54'09"E, along the west boundary of said tracts described in Book 112, page 487 and Book 216, page 088, 218.64 feet to the southwest corner of said tract described in Book 216, page 088 and the POINT OF BEGINNING for this description; thence continuing S3°54'09"E, along the west boundary of the aforesaid tract described in Book 112, page 487, 184.56 feet to the southwest corner thereof; thence N85°50'51"E, along the south boundary of said tract described in Book 112, page 487, 431.58 feet to a point intersecting the west boundary of a 30 foot wide strip of land conveyed to the City of Jefferson by deed of record in Book 265, page 367, Cole County Recorder's Office; thence N7°21'02"W, along the westerly boundary of said strip of land described in Book 265, page 367, 119.16 feet to the northwesterly corner thereof; thence N82°38'58"E, along the northerly boundary of said strip of land described in Book 265, page 367, 15.00 feet to a point intersecting the east boundary of the aforesaid tract described in Book 112 , page 487; thence N7°21'02"W, along the east boundary of said tract described in Book 112, page 487, 8.25 feet to a point on the southern boundary of the aforesaid tract described in Book 216, page 088; thence along the southern boundary of said tract described in Book 216, page 088, the following courses: N29°44'48"W, 65.53 feet; thence S85°29'12"W, 410.34 feet to the POINT OF BEGINNING. Containing 1.82 Acres.

SURVEYOR'S CERTIFICATE

This is to certify, at the request of Double Eagle Investments,L.L.C., a survey was made, under my personal direction, regarding the property shown and described on this plat and that the results of said survey are represented correctly. This survey was performed in accordance with the 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 23rd day of September, 2004.

STATE OF MISSOURI — NUMBER 2578 — KEITH M. BRICKEY — REGISTERED LAND SURVEYOR — 9-23-04

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

NOTES:
1. Set 1/2" Iron Pin with Cap at all Property Corners, unless otherwise noted.
2. This Property is in a Flood Free Zone as indicated on Community-Panel Number 290108 0009 C, Federal Insurance Administration, Dated Oct. 6, 1981.

1 inch = 20 feet

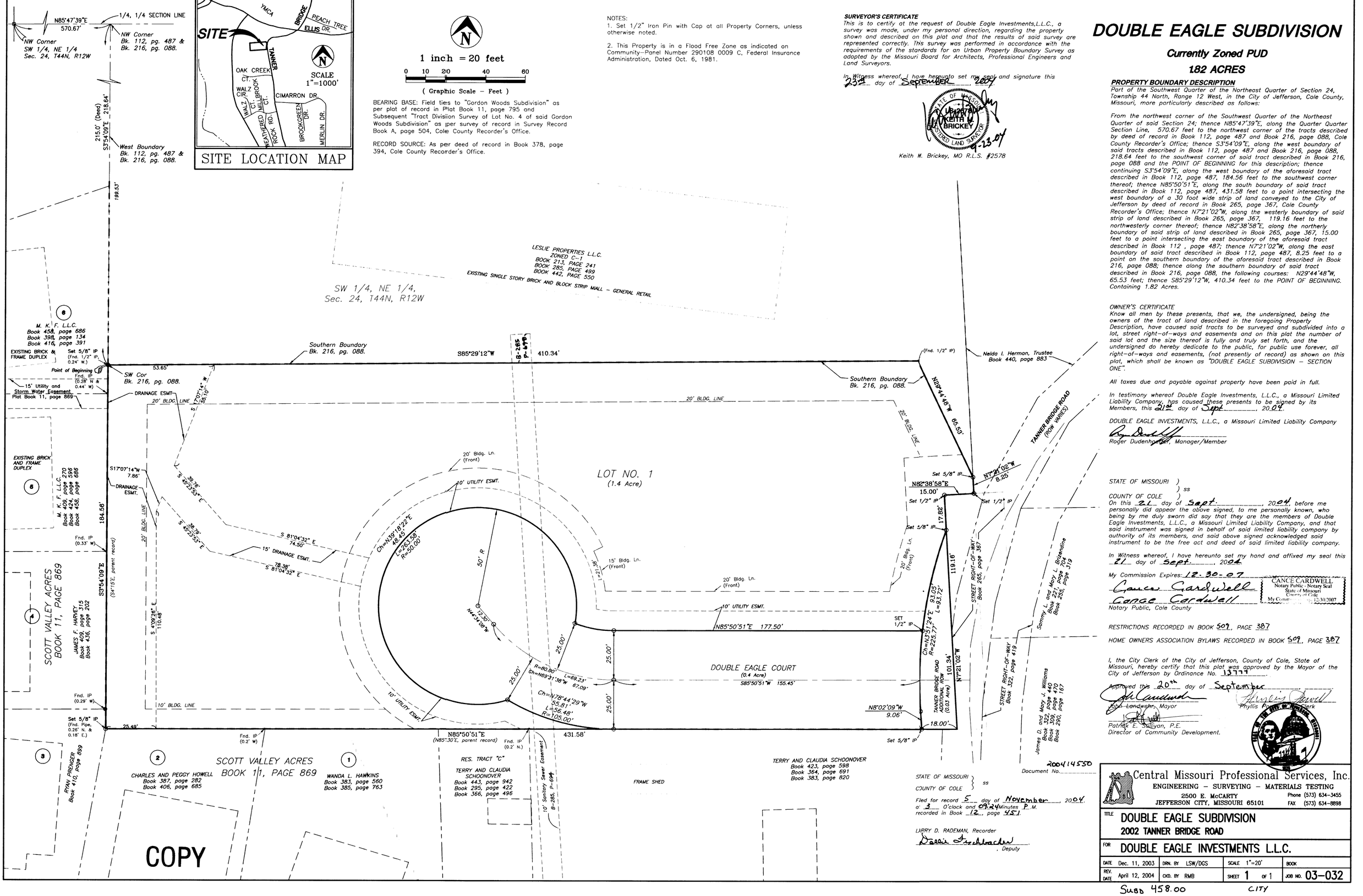
0 10 20 40 60

(Graphic Scale – Feet)

BEARING BASE: Field ties to "Gordon Woods Subdivision" as per plat of record in Plat Book 11, page 795 and Subsequent "Tract Divisiion Survey of Lot No. 4 of said Gordon Woods Subdivision" as per survey of record in Survey Record Book A, page 504, Cole County Recorder's Office.

RECORD SOURCE: As per deed of record in Book 378, page 394, Cole County Recorder's Office.

SITE LOCATION MAP



COPY

STATE OF MISSOURI } ss
COUNTY OF COLE }

Filed for record 5 day of November, 2004.
at 3 O'clock and 09 Minutes P.M.
recorded in Book 12, page 951.

LARRY D. RADEMAN, Recorder
Darris Friedbacker, Deputy

Document No. 200414550

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 tracts to be surveyed and subdivided into a lot, street right-of-ways and easements and on this plat the number of said lot and the size thereof is 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, which shall be known as "DOUBLE EAGLE SUBDIVISION – SECTION ONE".

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

In testimony whereof Double Eagle Investments, L.L.C., a Missouri Limited Liability Company, has caused these presents to be signed by its Members, this 21st day of Sept., 2004.

DOUBLE EAGLE INVESTMENTS, L.L.C., a Missouri Limited Liability Company

Roger Dudenhoeffer, Manager/Member

STATE OF MISSOURI } ss
COUNTY OF COLE }

On this 21 day of Sept., 2004 before me personally did appear the above signed, to me personally known, who being by me duly sworn did say that they are the members of Double Eagle Investments, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company by authority of its 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 hereunto set my hand and affixed my seal this 21 day of Sept., 2004

My Commission Expires: 12-30-07

Cance Cardwell
Cance Cardwell
Notary Public, Cole County

CANCE CARDWELL Notary Public - Notary Seal State of Missouri County of Cole My Commission Expires: 12/30/2007

RESTRICTIONS RECORDED IN BOOK 509, PAGE 387

HOME OWNERS ASSOCIATION BYLAWS RECORDED IN BOOK 509, PAGE 387

I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson by Ordinance No. 13777.

Approved this 20th day of September

John Landwehr, Mayor
Phyllis Powell, City Clerk

Patrick E. Sullivan, P.E.
Director of Community Development.

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	DOUBLE EAGLE SUBDIVISION 2002 TANNER BRIDGE ROAD		
FOR	DOUBLE EAGLE INVESTMENTS L.L.C.		
DATE Dec. 11, 2003	DRN. BY LSW/DGS	SCALE 1"=20'	BOOK
REV. DATE April 12, 2004	CKD. BY RMB	SHEET 1 OF 1	JOB NO. 03-032

Subd 458.00 CITY

P:\2003\EAGLE POINT PROJECTS\03-032-DoubleEagle\FINAL PLAT.dwg 9/1/2004 8:54:05 AM pearrson