

EDGEWOOD CENTER SUBDIVISION

PART OF Lot 3 of C.C. WEST SUBDIVISION - SECTION 2
 Plat Book 12, page 465
 Situated in the NW 1/4, NE 1/4 and in the NE 1/4, NW 1/4
 Section 16, T44N, R12W
 ZONED PUD

PROPERTY BOUNDARY DESCRIPTION:

The middle part of Lot 3 of CC West Subdivision, Section 2 as per plat of record in Plat Book 12, page 465, Cole County Recorder's Office, being situated in the Northwest Quarter of Section 16, Township 44 North, Range 12 West in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northwesterly corner of Lot 3 of the aforesaid CC West Subdivision, Section 2, thence, along the northern boundary of said Lot 3 the following courses: N74°59'38"E, 851.83 feet to the POINT OF BEGINNING for this description; thence continuing N74°59'38"E, 348.17 feet; thence N83°34'21"E, 131.28 feet; thence leaving the northern boundary of the aforesaid Lot 3, S71°12'20"E, on a direct line, 598.96 feet to a point intersecting the southern boundary of said Lot 3; thence S82°47'40"W, along the southern boundary of said Lot 3, 476.21 feet; thence N71°12'20"W, on a direct line, 553.49 feet to the POINT OF BEGINNING.
 Containing 6.38 acres.

OWNER'S CERTIFICATE

Know all men by these presents, that 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 2 lots and on this plat the numbers of said lots and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all streets right-of-ways and easements, (not presently of record), as shown on this plat, which shall be known as "EDGEWOOD CENTER SUBDIVISION."

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

In testimony whereof, EDGEWOOD DEVELOPMENT CO., LLC, has caused these presents to be signed by its Managing Member this 31 day of July, 2007.

EDGEWOOD DEVELOPMENT CO. LLC

Raymond M. Bax
 Raymond M. Bax, Managing Member

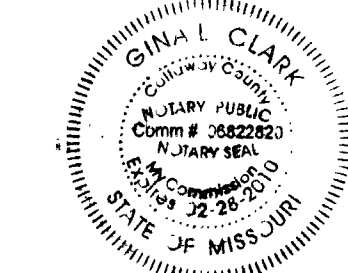
STATE OF MISSOURI

COUNTY OF COLE

On this 31 day of July, 2007, before me personally did appear Raymond Bax, to me personally known who being by me duly sworn did say that he is the Managing Member of EDGEWOOD DEVELOPMENT CO. LLC, and that said plat was signed on behalf of said Company by the authority of its governing body, and that said Ray Bax has acknowledged said plat to be the free act and deed of said Company. In Witness whereof, I have hereunto set my hand and affixed my seal this 31 day of July, 2007.

My Commission Expires 2/28/2010

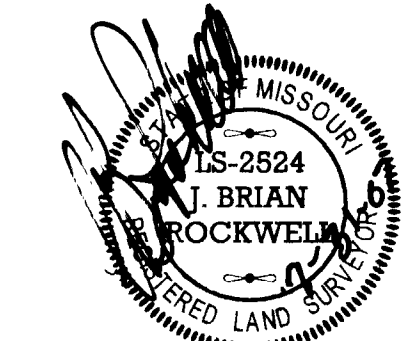
Steve A. Clark
 Notary Public, Cole County



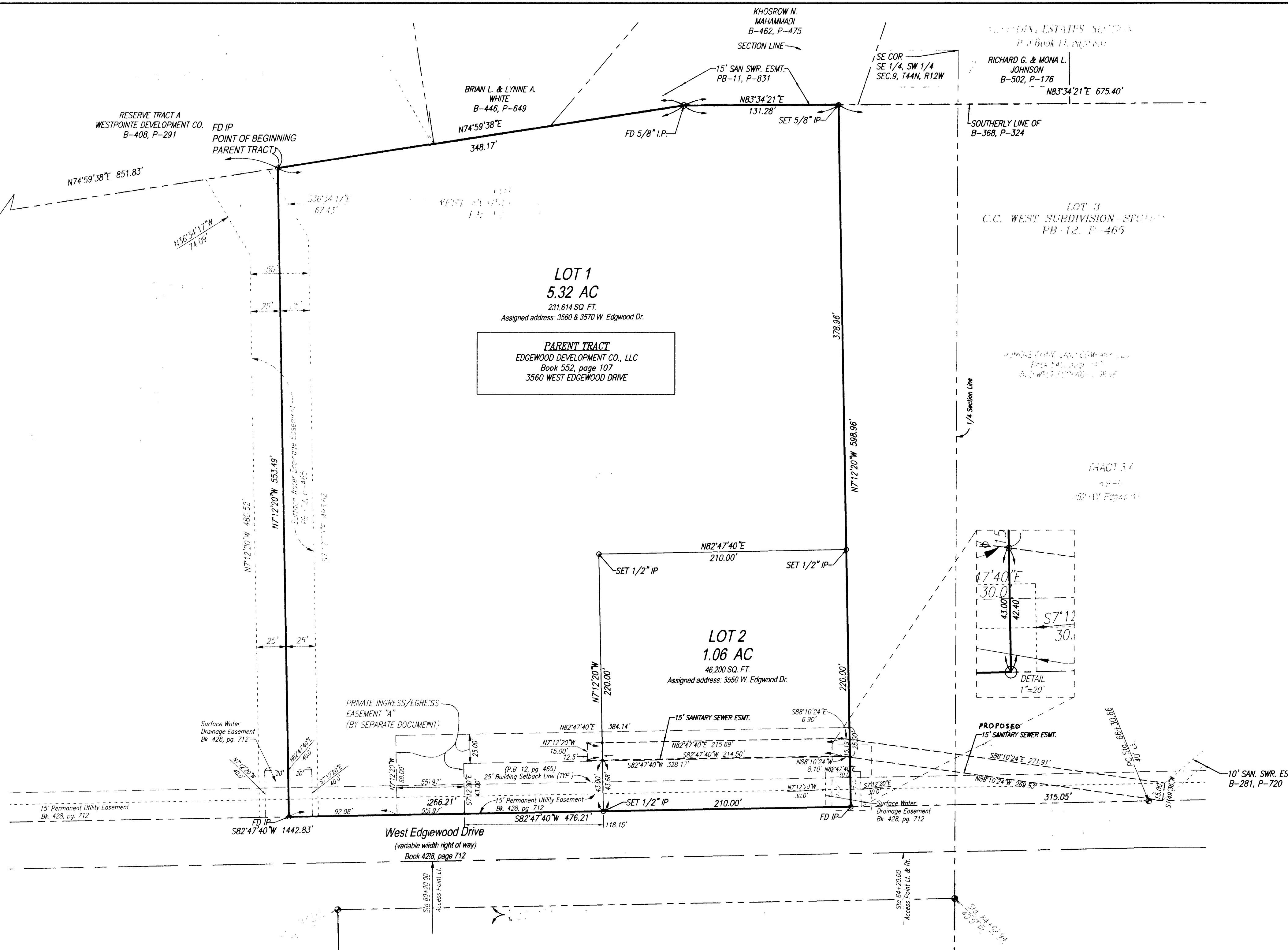
SURVEYOR'S CERTIFICATE

This is to certify that at the request of Ray Bax, a Property Boundary Survey was made under my personal direction, regarding the property shown and described hereon and that the results 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 31st day of July, 2007.

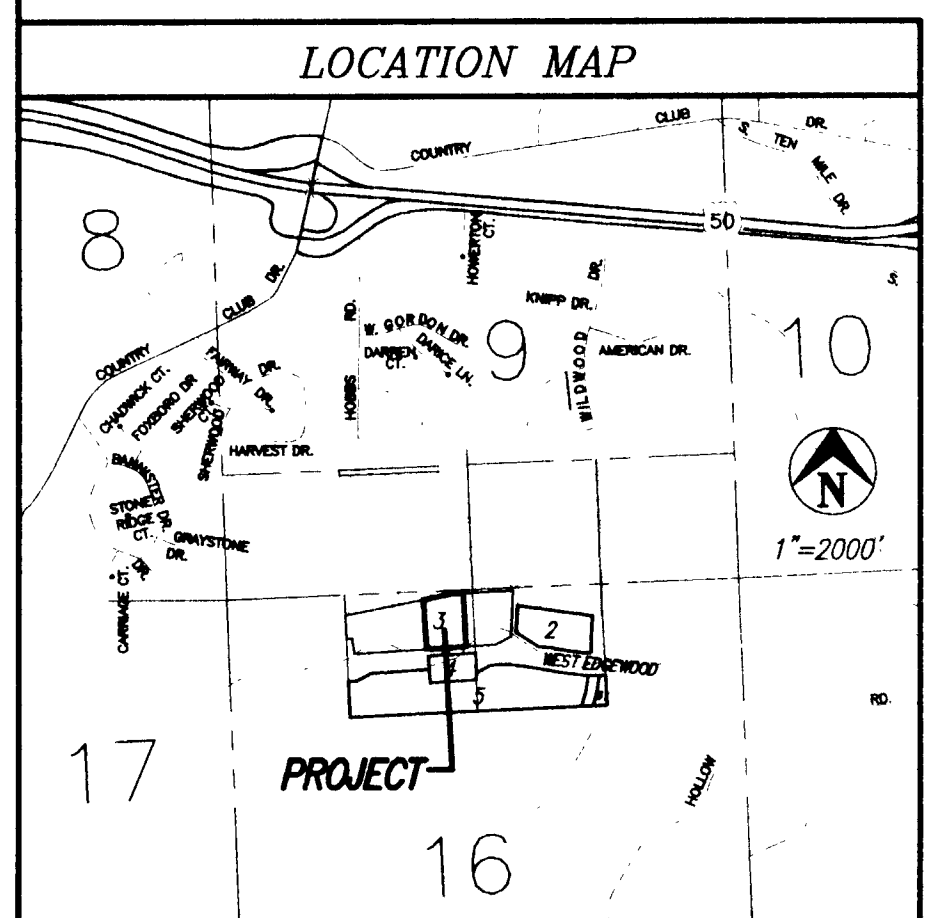


07-31-2007
 J. Brian Rockwell, P.L.S. 2524



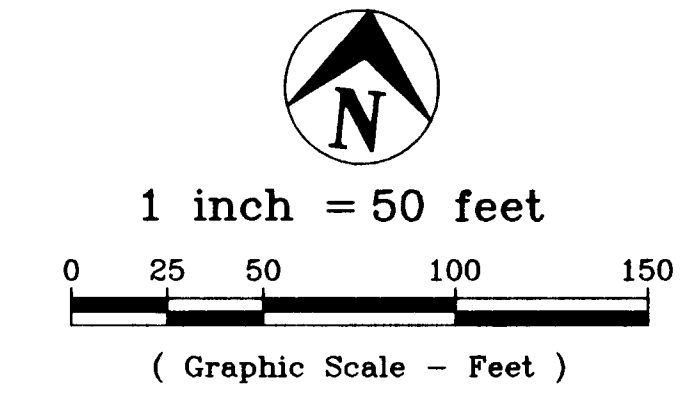
• Fd 5/8" I.P. w/Stamped Aluminum Cap
 "City of Jefferson Right-of-way" (Typical)

JAMES C. JORDAN, TRUSTEE
 B-514, P-856



GENERAL NOTES:

1. SANITARY SEWER - City of Jefferson
 WATER SUPPLY - Cole County Public Water Supply District No. 2
 ELECTRIC - Ameren UE
 TELEPHONE - Embark
 GAS - Ameren UE
2. The subject property is located within the corporate limits of Jefferson City, Mo., and is currently zoned PUD.
3. The Lots (1&2) shown hereon are located within Zone X, being an area determined to be outside the 0.2% annual chance floodplain, as shown by the Flood Insurance Rate Map, community-panel number 29051C0109D, dated December 2, 2005.
4. Set 5/8" I.P. at all subdivision corners, unless otherwise shown.
5. Set 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.



BEARING BASE: CC West Subdivision, Section Two of record in Plat Book 12, page 465, Cole County Recorder's Office
 RECORD SOURCE: Deeds of record in Book 434, page 605 Cole County Recorder's Office

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, Missouri, by Ordinance No. 14223
 Approved this 2 day of August, 2007.

John Landwehr, Mayor
Phyllis Powell, City Clerk
Patrick E. Sullivan, P.E., Director of Community Development



Document No. 200708449
 STATE OF MISSOURI }
 COUNTY OF COLE } ss
 Filed for record 3 day of August, 2007.
 at 2 O'clock and 26 minutes P.M.
 recorded in Book 12, page 604.
 LARRY D. RADEMAN, Recorder
Debra Neal, Deputy

COPY

Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY Phone (573) 634-3455 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898			
TITLE EDGEWOOD CENTER SUBDIVISION PART OF LOT 3 of CC West Subdivision, Section 2, Jefferson City, Mo.			
FOR EDGEWOOD DEVELOPMENT CO., LLC			
DATE 5/9/2007	DRN BY J.B.R.	SCALE 1"=50'	BOOK
REV.	CKD BY KMB	SHEET 1 OF 1	JOB NO. 88-296
DATE			

SUBD 486.00