

# JEFFERSON CITY WEST COMMERCIAL PARK SECTION ONE

PART OF THE W1/2, NE1/4, SEC. 18, T44N, R12W  
IN THE CITY OF JEFFERSON,  
COLE COUNTY, MISSOURI  
ZONED M-1  
9.87 ACRES

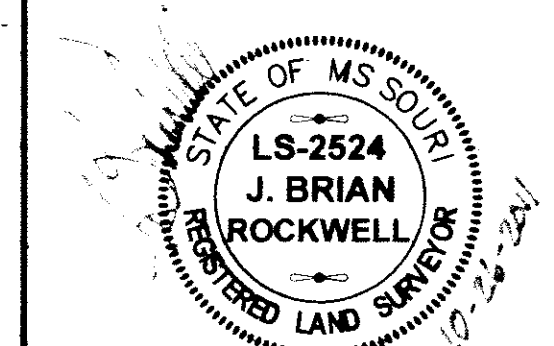
Part of the West Half of the Northeast Quarter of Section 18, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 18, thence S4°37'00"E, along the Quarter-Quarter Section Line, 1592.92 feet to the southeast corner of a tract described by deed of record in Book 196, page 283, 40.10 feet to the POINT OF BEGINNING for this description, thence S4°37'00"E, 207.52 feet; thence S85°20'18"W, 270.16 feet; thence southeasterly on a curve to the left, said curve having a radius of 445.00 feet, an arc distance of 17.92 feet (the chord of said curve being S23°35'50"E, 17.92 feet); thence S65°14'57"W, 60.00 feet; thence northwesterly on a curve to the right, said curve having a radius of 505.00 feet, an arc distance of 35.27 feet (the chord of said curve being N22°45'00"W, 35.26 feet); thence S85°18'48"W, 321.45 feet to a point on the east boundary of Westview Heights Subdivision, Section 1, per plat of record in Plat Book 8, page 57; thence N04°41'09"W, along the east boundary of said Westview Heights Subdivision, Section 1 and along the east boundary of Westview Heights Subdivision, Part 3, per plat of record in Plat Book 8, page 123, 733.98 feet to a point at the intersection of the southerly line of the public road right of way presently known as Old Lohman Road as described by deed of record in Book 228, page 607 Cole County Recorder's Office, thence N83°13'54"E, along said Old Lohman Road right of way line, 141.98 feet; thence N81°28'54"E, along said Old Lohman Road right of way line, 402.84 feet to a point at the intersection of the west boundary of the aforesaid property described in Book 196, page 283; thence S04°39'42"E, along the west boundary of said property described in Book 196, page 283, 562.25 feet to the southwest corner thereof; thence N81°21'07"E, along the south boundary of said property described in Book 196, page 283, 110.03 feet to the POINT OF BEGINNING. Containing 9.87 acres.

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of Lohman Investments, L.L.C., a Missouri Limited Liability Company, a survey and subdivision was made under my personal direction, regarding the property shown and described hereon and that the results are represented correctly. This survey and plat were executed in accordance with the current Missouri Minimum Standards for an Urban Property Boundary Survey.

In Witness whereof I have hereunto set my seal and signature this 21 day of October, 2011.



J. BRIAN ROCKWELL, No. R. L.S. #2524

### OWNER'S CERTIFICATE

Know all men by these presents that the undersigned Members of Lohman Investments, L.L.C., a Missouri Limited Liability Corporation, being the owner of the property described in the foregoing boundary description, have caused said property to be surveyed and subdivided into Lots, Street Right of Ways, Easements, and Reserved Tracts, and on this survey their designation and sizes are fully and truly set forth and the undersigned do hereby dedicate to the public for public use forever, all easements and right-of-ways (not presently of record) as shown on this plat, which shall be known as JEFFERSON CITY WEST COMMERCIAL PARK SECTION ONE.

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

In testimony whereof, Lohman Investments L.L.C., has caused these presents to be signed by its Members this 21 day of October, 2011.

LOHMAN INVESTMENTS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

Gary L. Oberkrom, & Holly A. Oberkrom, Trustees of the Gary L. Oberkrom Revocable Living Trust U/A/D October 5, 2000, Member  
Richard J. Otke, Trustee of the Richard J. Otke Revocable Living Trust U/A/D November 20, 1990, Member

By: *Gary L. Oberkrom*, Gary L. Oberkrom, Trustee  
By: *Holly A. Oberkrom*, Holly A. Oberkrom, Trustee  
By: *Richard J. Otke*, Richard J. Otke, Trustee

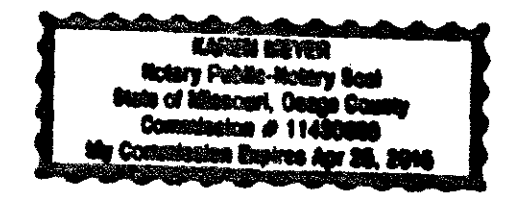
By: *Timothy M. Hayden*, Timothy M. Hayden, Member  
By: *Jason L. Otke*, Jason L. Otke, Member

STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 21 day of October, 2011, before me personally did appear the above signed, to me being personally known, whom being by me duly sworn, did say that they are Members of Lohman Investments, L.L.C., a Missouri Limited Liability Company, and that this Subdivision Plat was signed on behalf of said limited liability company, by authority of its Members, and that said above signed, acknowledged this plat to be the free act and deed of said limited liability company.

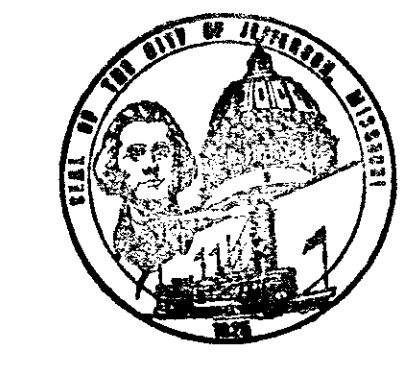
In Witness whereof, I have hereunto set my hand and affixed my seal.

My Commission Expires: 4/25/15  
*Eric J. Struempf*  
Eric J. Struempf  
Notary Public, Cole County  
03494



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. 14900  
Approved this 6th day of December, 2011.

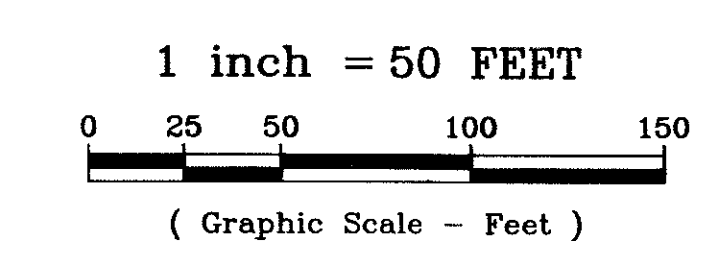
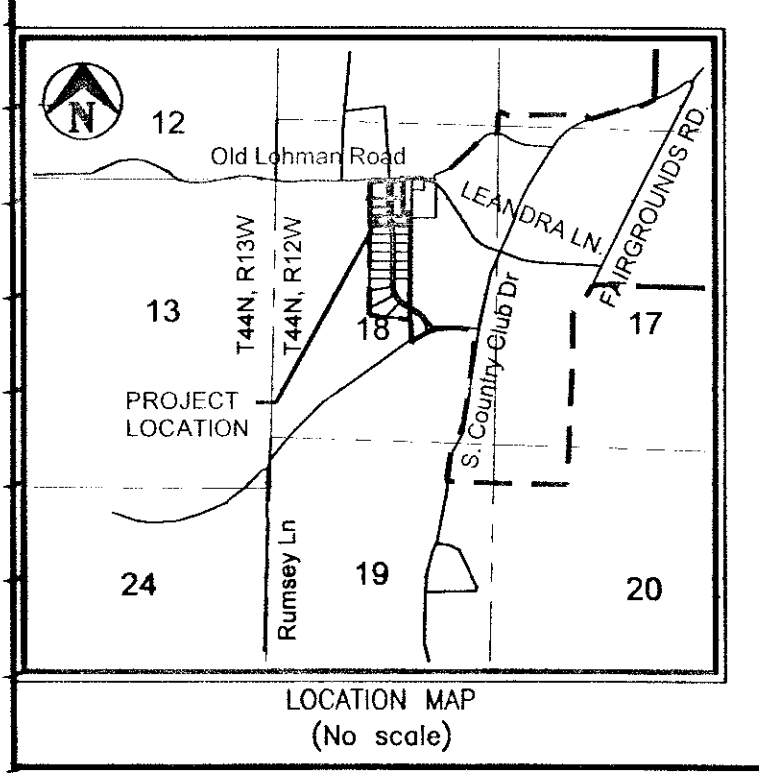
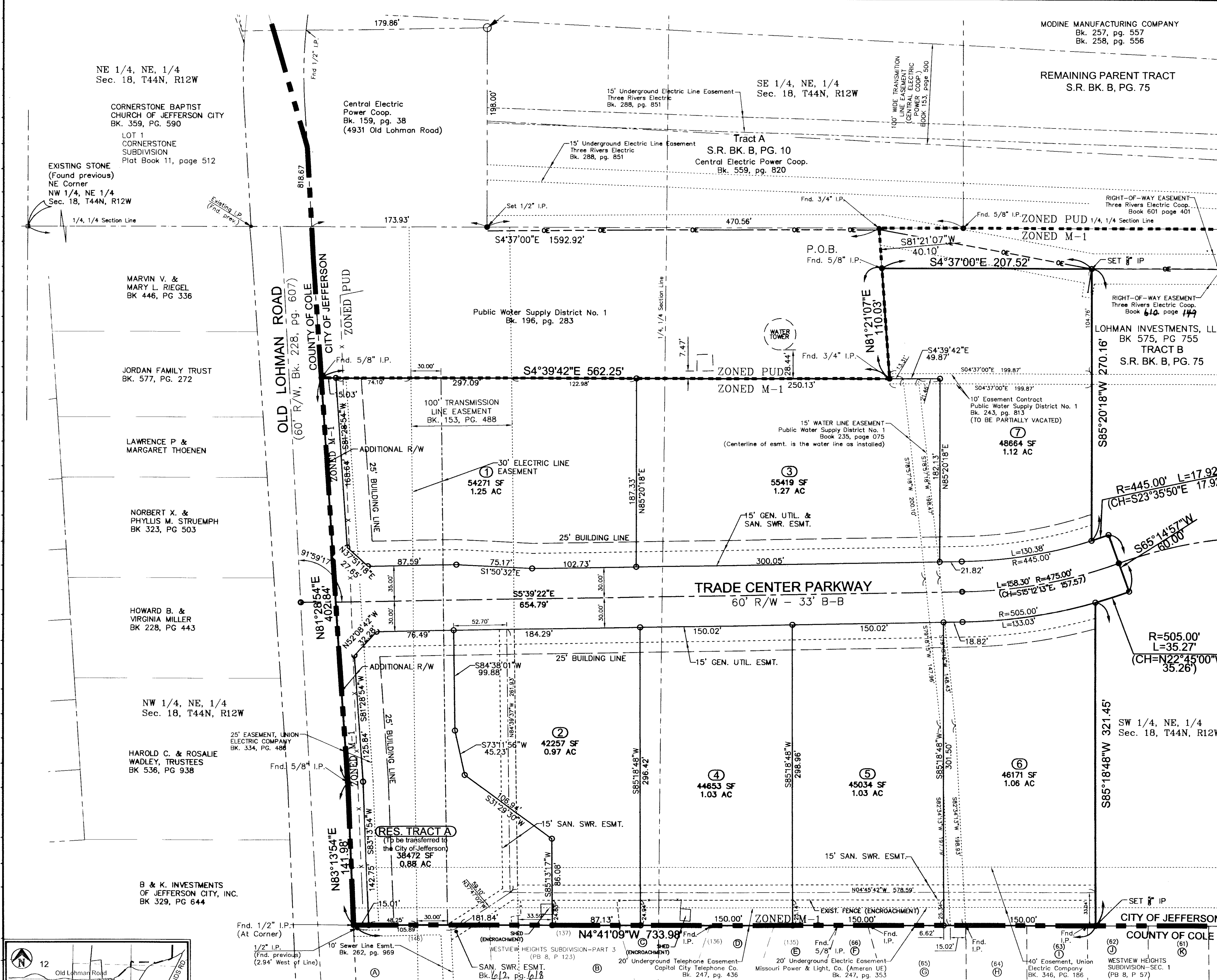
By: *Eric J. Struempf*, Eric J. Struempf, Mayor  
By: *Phyllis Powell*, Phyllis Powell, City Clerk  
By: *Matthew J. Morash, P.E.*, Matthew J. Morash, P.E., Interim Director of Public Works  
By: *Janice McMillan, AICP*, Janice McMillan, AICP, Director Department of Planning & Protective Services



Central Missouri Professional Services, Inc.  
ENGINEERING - SURVEYING - MATERIALS TESTING  
2500 E. McCARTY  
JEFFERSON CITY, MISSOURI 65101 Phone (573) 634-3455  
FAX (573) 634-8888

TITLE: JEFFERSON CITY WEST COMMERCIAL PARK, SECTION ONE  
W1/2, NE 1/4, SEC 18, T44N, R12W  
FOR: LOHMAN INVESTMENTS, L.L.C.

DATE: 3/15/10 DRN. BY: P.L.S. SCALE: 1" = 50' BOOK:  
REV. DATE: 10/18/11 Ckd. BY: J.B.R. SHEET: 1 of 1 JOB NO: 79-102



- #### GENERAL NOTES:
- Set 1/2" Iron Pin with Cap at all corners unless otherwise noted.
  - The side and rear setback lines shall be as per City of Jefferson Zoning Regulations.
  - This property is located in Zone X (outside the 0.2% annual chance floodplain) as indicated by the Flood Insurance Rate Map, Cole County, Missouri, Map Number 29051C0108D, effective date: December 2, 2005.
  - On-street parking shall be prohibited along the east side of Trade Center Parkway. (Ordinance No. 14672)
  - Driveway access to Old Lohman Road shall be prohibited with the exception of the eastern 100' of Lot 1.
  - Driveway access to Trade Center Parkway shall be prohibited for the northern 125' of Lot 1 & the northern 30' of Lot 2. An access drive for maintenance of the detention basin will be permitted on Reserved Tract A.
  - BASIS OF BEARINGS: Deeds of record in Book 257, page 557 and in Book 258, pages 555 and 556, Cole County Recorder's Office.
  - PARENT TRACT: Tract B as per survey of record in Survey Record Book B, page 75, and deed of record in Book 575, page 755, Cole County Recorder's Office.

#### ADJACENT PROPERTY OWNERS

- (A) BI Properties, LP B-383, p-677
- (B) Rodney Pringer & Amy Mischke B-580, p-541
- (C) Douglas & Patricia Pavitt B-286, p-852
- (D) Mary Elizabeth Livingston B-542, p-485
- (E) Fernando & Ayde Juarez B-531, p-750
- (F) Joshua Antweiler B-557, p-654
- (G) Jonathan & Melissa Carter B-583, p-415
- (H) Bobby & Charlene Sims B-252, p-414
- (I) Michael GIBRETH B-538, p-399
- (J) William & Nancy Gratz, Trustees B-555, p-440
- (K) Roger & Erika Schenewerk B-471, p-790

STATE OF MISSOURI } ss  
COUNTY OF COLE }  
Filed for record 29 day of December, 2011  
at 11 O'clock and 09:25 Minutes A.M.  
recorded in Book 12, page 126

LARRY D. RADEMAN, Recorder  
*Debra Nash*, Deputy

Document No. 20111293C