

# STONERIDGE VILLAGE - SECTION ONE

A SUBDIVISION AND REPLAT  
 Situated in SE 1/4, NE 1/4 Sec. 10 & SW 1/4, NW 1/4 Sec. 11, T44N, R12W  
 including part of Tract 1 of Wal-mart Super Center Development (PB 11, pg 437)  
 TOTAL BOUNDARY= 22.83 ACRES

## PROPERTY BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 10 and part of the Southwest Quarter of the Northeast Quarter of Section 11, Township 44 North, Range 12 West, including part of Tract 1 of Wal-mart Supercenter Development, in the City of Jefferson, Missouri, per plat of record in Plat Book 11, page 437, Cole County Recorder's Office all being situated in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the southeast corner of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West; thence S83°11'25"W, along the Quarter Section Line, 514.97 feet; thence N5°28'37"W, 261.10 feet; thence Northerly, on a curve to the right, having a radius of 1050.00 feet, an arc distance of 195.82 feet, (the chord of said curve being N0°08'23"W, 185.33 feet); thence N5°11'50"E, 219.50 feet; thence Northerly, on a curve to the left, having a radius of 550.00 feet, an arc distance of 231.72 feet, (the chord of said curve being N6°52'20"W, 230.01 feet); thence N18°56'30"W, 78.55 feet; thence S81°03'30"E, 108.75 feet; thence Westerly, on a curve to the left, having a radius of 170.00 feet, an arc distance of 4.28 feet, (the chord of said curve being S80°20'15"W, 4.28 feet) to a point intersecting the southerly right-of-way line of the South Ten Mile Drive connection to Business Highway 50 (Missouri Boulevard); thence, along said connection right-of-way line and continuing along the southerly line of the Missouri Boulevard right-of-way, the following courses: N45°02'27"E, 208.89 feet; thence Northerly, on a curve to the right, having a radius of 656.20 feet, an arc distance of 27.30 feet, (the chord of said curve being N46°13'58"E, 27.30 feet) to the southerly corner of a tract described by deed of record in Book 545, page 878, Cole County Recorder's Office; thence along the western and northern boundary of said tract described in Book 545, page 878, Cole County Recorder's Office, being the eastern southern line of the Missouri Boulevard right-of-way, the following courses: N18°56'30"W, 33.88 feet; thence N30°52'06"E, 42.15 feet; thence N75°03'30"E, 189.90 feet; thence N72°53'32"E, 99.58 feet; thence N75°27'11"E, 100.25 feet; thence N80°32'32"E, 97.94 feet to the most easterly corner of the aforesaid tract described in Book 545, page 878; thence leaving the boundary of said tract described in Book 545, page 878, S35°04'04"E, 60.13 feet to the northwest corner of Outlot 1 of Wal-Mart Supercenter Development, per plat of record in Plat Book 11, page 437, Cole County Recorder's Office; thence leaving the southerly line of the aforesaid Missouri Boulevard right-of-way, S3°38'53"E, along the westerly boundary of said Outlot 1, 246.43 feet to the southwest corner thereof; thence N85°45'00"E, along the southerly boundary of said Outlot 1, 275.16 feet to the northwesterly corner of Tract 1-B of a Tract Division Survey of record in Survey Record Book A, page 252 and subsequent deed of record in Book 415, page 510, Cole County Recorder's Office, being the eastern southern line of the Missouri Boulevard right-of-way, the following courses: N18°56'30"W, 33.88 feet; thence N30°52'06"E, 42.15 feet; thence N75°03'30"E, 189.90 feet; thence N72°53'32"E, 99.58 feet; thence N75°27'11"E, 100.25 feet; thence N80°32'32"E, 97.94 feet to the most easterly corner thereof and said corner being on the south line of the Southwest Quarter of the Northeast Quarter of the aforesaid Section 11, Township 44 North, Range 12 West; thence S85°53'59"W, along the Quarter Section Line, 395.19 feet to the POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

This is to certify that at the request of Frank Twehous, Authorized Member of LAND INVESTMENTS, L.L.C., a survey and subdivision was made under my personal direction regarding the above described property and that the results of said survey are represented correctly on this plat and that said survey was conducted 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 6th day of March, 2007.



## OWNER'S CERTIFICATE

Know all men by these presents, that the undersigned owner of the tract of land described in the foregoing property description, has caused said tract to be surveyed and subdivided into 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 easements and rights-of-way not presently of record (excepting Stoneridge Parkway), as shown on this plat, which shall be known as STONERIDGE VILLAGE - SECTION ONE. The undersigned does hereby dedicate Stoneridge Parkway as shown on said plat to the Stone Ridge Transportation Development District, a duly organized and existing transportation development district established pursuant to Chapter 238, Revised Statutes of Missouri, for public use forever and for subsequent dedication by The Stone Ridge Transportation Development to the City of Jefferson, Missouri, at such time as may be authorized by law.

In testimony whereof Land Investments, L.L.C., has caused these presents to be signed by Frank Twehous, its Authorized Member, this 6th day of March, 2007.

LAND INVESTMENTS, L.L.C.  
 By: Frank Twehous  
 Frank Twehous, Authorized Member

STATE OF MISSOURI ss  
 COUNTY OF COLE ss

On this 6th day of March, 2007, before me personally did appear Frank Twehous, to me personally known, whom being by me duly sworn did say that he is the Authorized Member of LAND INVESTMENTS, L.L.C., said plat was signed on behalf of said LLC by the authority of its governing body, and that said Frank Twehous acknowledged said plat to be the free act and deed of said LLC.  
 In Witness whereof, I have hereunto set my hand and affixed my seal this 6th day of March, 2007.

My Commission Expires: 12/28/2007  
Louise Krchmar  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 County of Callaway  
 My Commission Expires 12/28/2007

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. 14157  
 Approved this 12th day of February, 2007.

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

BASIS OF BEARINGS: WALMART SUPERCENTER DEVELOPMENT, Plat Book 11, page 437.

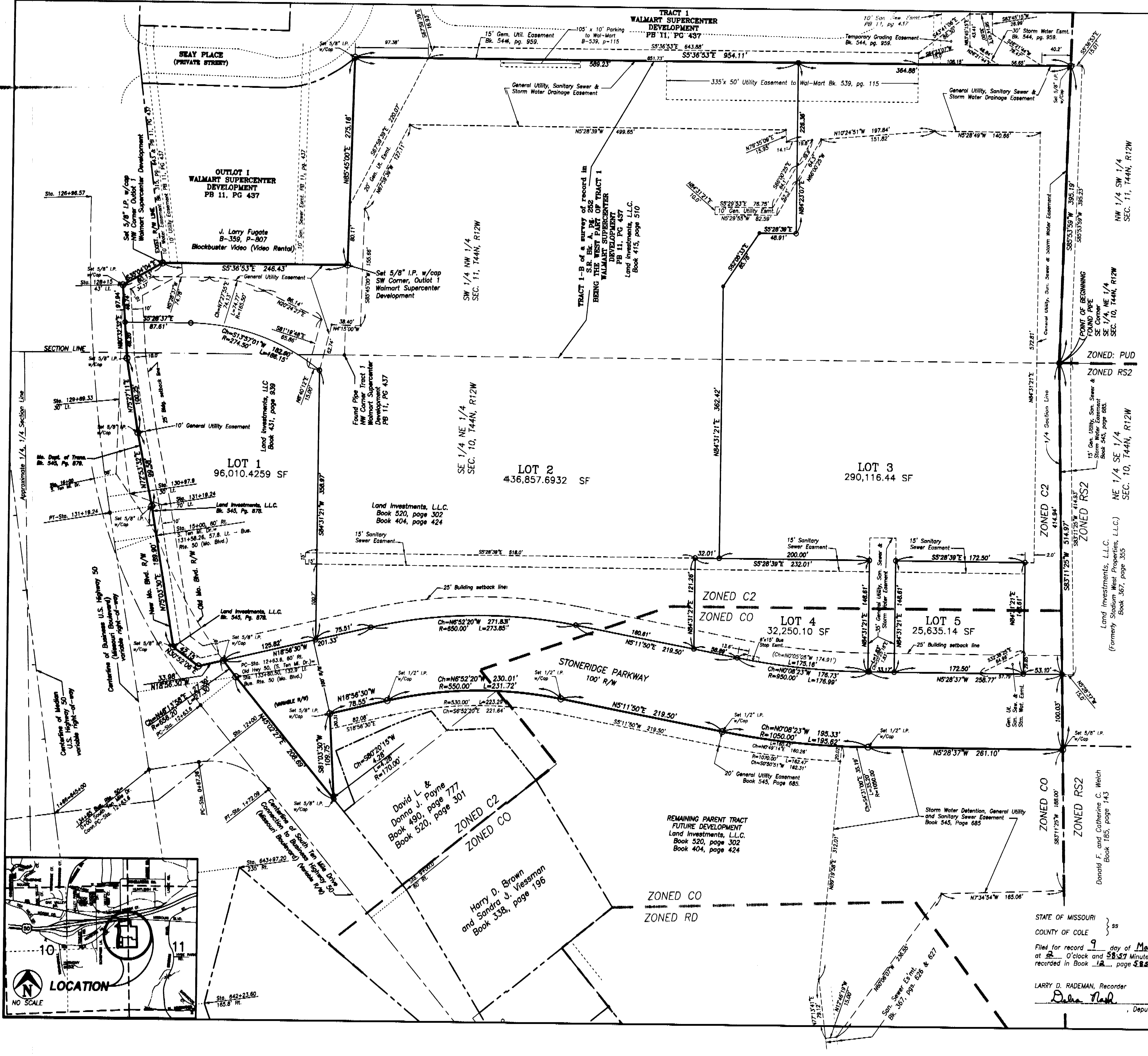
RECORD SOURCE: Book 415, page 510, Book 404, page 424, Book 520, page 302, Book 431, page 839 and Book 545, page 878.

NOTE: SET 1/2" Iron Pin at all property corners and Lot Corners Except where otherwise shown.

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

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|---------|---|---------|-----|
| TITLE   | STONERIDGE VILLAGE - SECTION ONE                              |         |     |
| FOR     | SE 1/4, NE 1/4, Sec. 10 & SW 1/4, NW 1/4, Sec. 11, T44N, R12W |         |     |
| FOR     | Land Investments, L.L.C.                                      |         |     |
| DATE    | Nov. 2006   | DRN. BY | DGS |
| REV.    | March 6, 2007   | CRD. BY | DV  |
| DATE    | March 6, 2007   | CRD. BY | DV  |
| SCALE   | 1"=60'  |         |     |
| SHEET   | 1 OF 1  |         |     |
| JOB NO. | 72-143  |         |     |

Sub 481.00



Document No. 200702224  
 STATE OF MISSOURI } ss  
 COUNTY OF COLE }  
 Filed for record 9 day of March, 2007  
 at 2 o'clock and 58:27 Minutes P.M.  
 recorded in Book 12, page 5185.

LARRY D. RADEMAN, Recorder  
Debra Nash, Deputy

**COPY**