

STONERIDGE VILLAGE - SECTION TWO

Situated in the SW 1/4 of Sec. 11, T44N, R12W
in The City of Jefferson, Cole County, Mo.
ZONED C-2

BOUNDARY DESCRIPTION

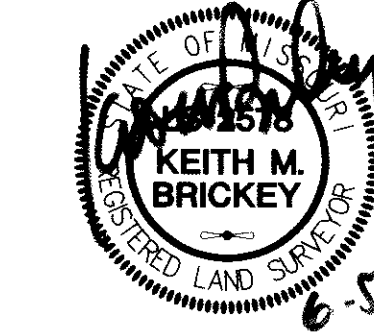
Part of the Southwest Quarter of Section 11, Township 44 North, Range 12 West in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the northwest corner of the Northeast Quarter of the Southwest Quarter of the aforesaid Section 11, Township 44 North, Range 12 West; thence N86°10'03"E, along the Quarter Section Line, 313.84 feet to the northwesterly corner of the property described by deed of record in Book 280, page 388, Cole County Recorder's Office; thence, along the boundary of said property described in Book 280, page 388, the following courses: S3°49'57"E, 92.57 feet; thence S62°00'27"E, 134.38 feet; thence N73°44'29"E, 135.02 feet to the southeasterly corner of said property described in Book 280, page 388 and said corner being on the westerly line of the Stadium West Boulevard right-of-way; thence leaving the boundary of the aforesaid property described in Book 280, page 388, Southerly, along the west line of said Stadium West Boulevard right-of-way, on a curve to the right, having a radius of 1223.24 feet, an arc distance of 814.49 feet, (the chord of said curve being S0°24'46"E, 799.53 feet); thence S18°39'45"W, along the westerly line of said Stadium West Boulevard right-of-way, 325.94 feet to a point on the northern boundary of the property described by deed of record in Book 398, page 678, Cole County Recorder's Office; thence along the northern and western boundary of said property described in Book 398, page 678, the following courses: S78°36'16"W, 108.72 feet; thence S28°16'14"W, 261.07 feet; thence leaving the boundary of the aforesaid property described in Book 398, page 678, N61°43'46"W, 191.20 feet to a point on the south line of the Northwest Quarter of the Southwest Quarter of the aforesaid Section 11; thence S85°43'06"W, along the Quarter-Quarter Section Line, 73.66 feet; thence N4°20'46"W, 441.77 feet; thence S84°10'52"W, 284.34 feet; thence Westery, on a curve to the right, having a radius of 3030.00 feet, an arc distance of 90.88 feet, (the chord of said curve being S85°02'26"W, 90.88 feet); thence S85°53'59"W, 603.85 feet; thence N4°06'01"W, 60.00 feet; thence N4°20'46"W, 875.73 feet to a point on the north line of the aforesaid Southwest Quarter of Section 11; thence N85°53'59"E, along the Quarter Section Line, 918.72 feet to the POINT OF BEGINNING. Containing 39.89 acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of, Frank E. Twehous, as President of Land Development Co., a Missouri Corporation, LLC, a survey and subdivision was made under my personal direction, regarding the property shown and described hereon and that the results are represented correctly on this plat and that said 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 5th day of June, 2008.



KEITH M. BRICKLEY, Mo. R.L.S. #2578

OWNER'S CERTIFICATE

Know all men by these presents, that the undersigned, Frank Twehous, as President of Land Development Co., a Missouri Corporation, being the owner of the property described in the foregoing boundary description, has caused said property to be surveyed and subdivided into Lots, Street Right-of-ways, Easements and a Reserved Tract, 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 STONERIDGE VILLAGE - SECTION TWO.

All Taxes due and payable against said property have been paid in full. In testimony whereof Land Development Co., has caused these presents to be signed by President and Secretary, this 5th day of June, 2008.

LAND DEVELOPMENT CO., a Missouri Corporation

By: Frank Twehous President and Michael K. Farmer Secretary

STATE OF MISSOURI

COUNTY OF COLE

On this 5th day of June, 2008, before me personally did appear Frank Twehous, to me personally know, whom being by me duly sworn did say that he is the President of Land Development Co., a Missouri Corporation, and that this Subdivision Plat was signed on behalf of said Company by the authority of its governing body, and that said Frank Twehous acknowledged this plat to be the free act and deed of said Company. In Witness whereof, I have hereunto set my hand and affixed my seal.

My Commission Expires: 11/27/2011

Notary Public, Cole County

Jean Mackney
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 11/27/2011
Commission # 07500009



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. 14360.

Approved this 2nd day of June, 2008

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

Document No. 200806617

STATE OF MISSOURI

COUNTY OF COLE

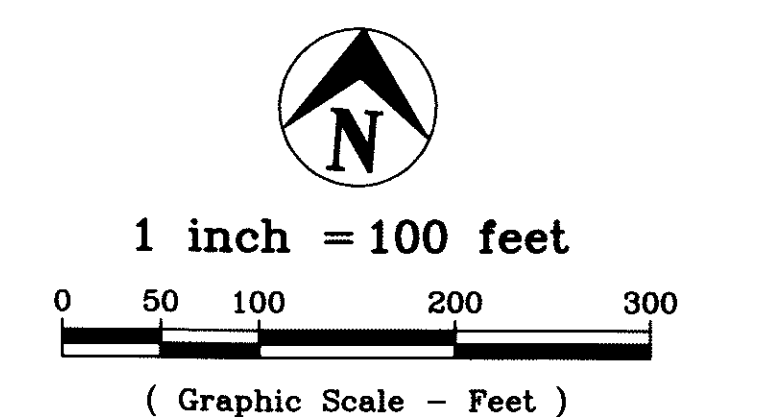
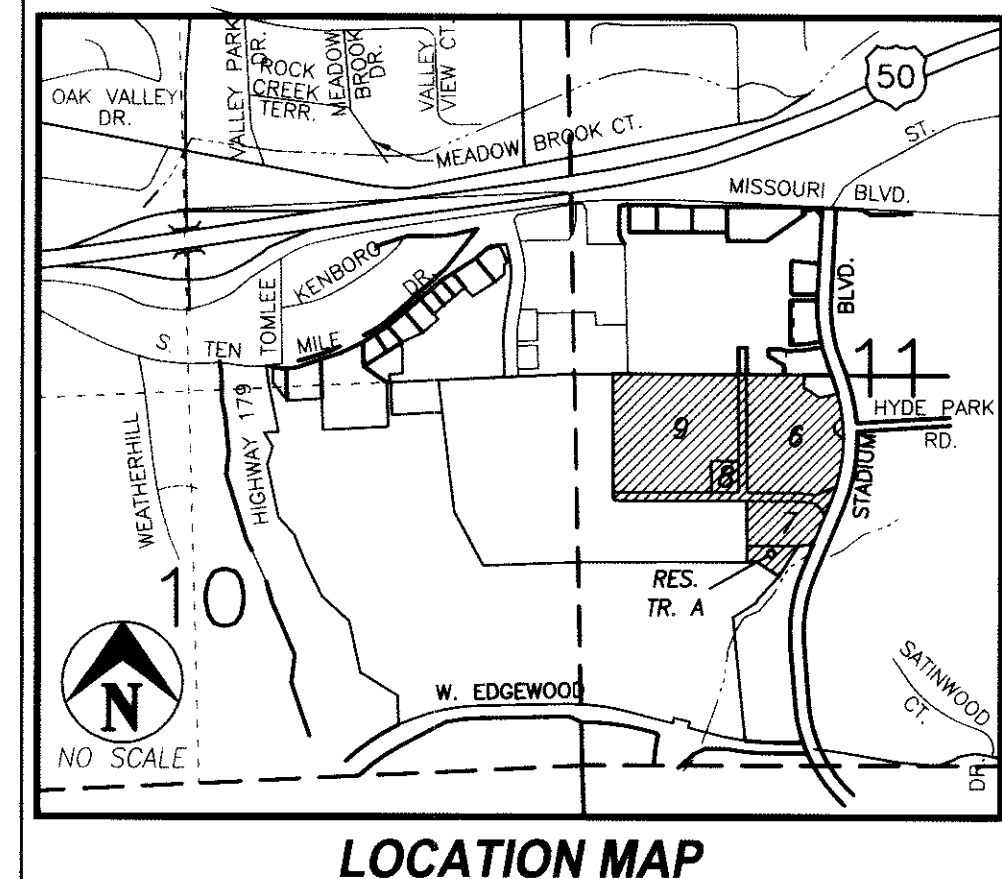
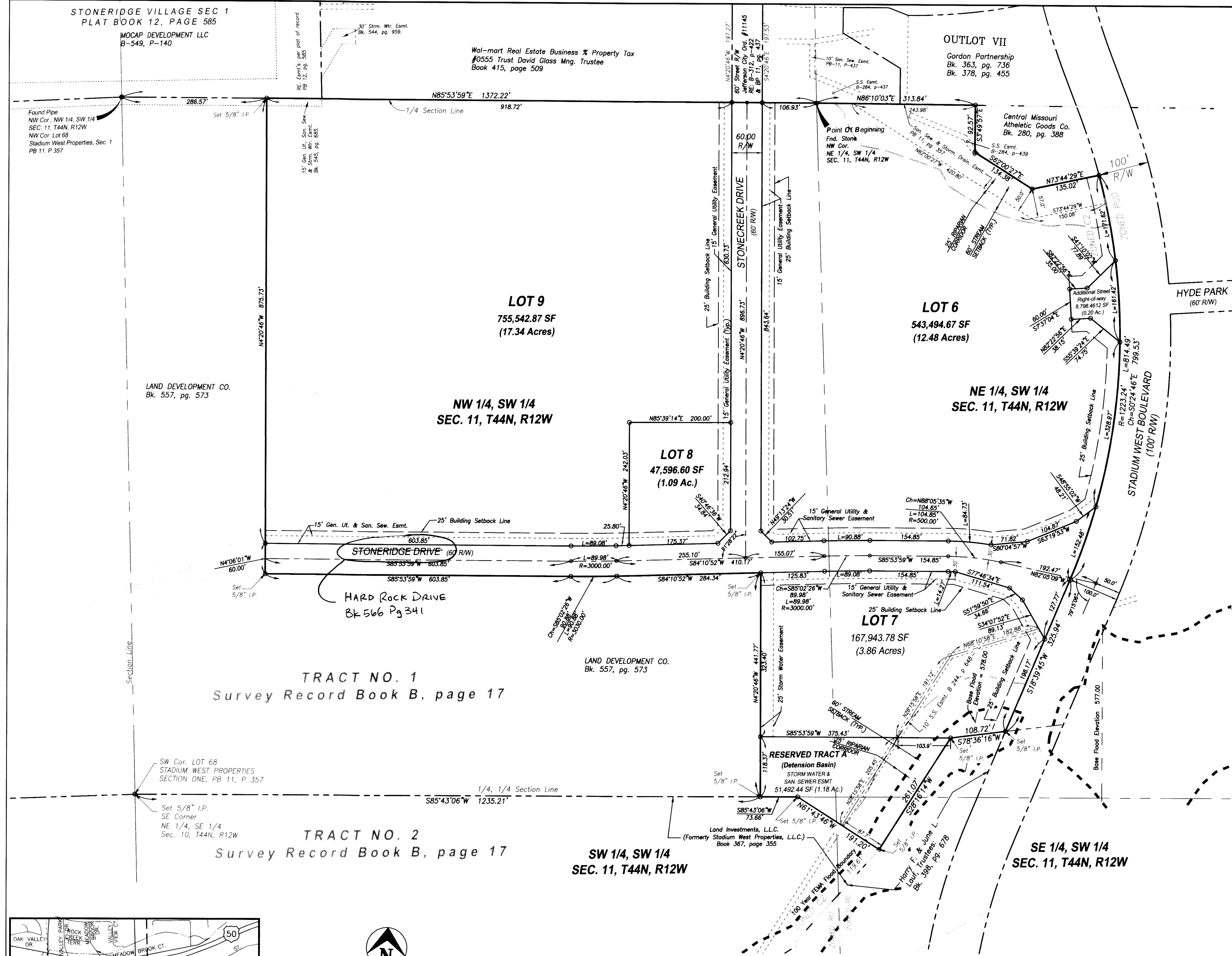
Filed for record 12th day of June, 2008
at 8 O'clock and 48 Minutes A.M.
recorded in Book 1236 page 637

LARRY D. RADEMAN, Recorder

Debra Nash, Deputy

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 STONERIDGE VILLAGE - SECTION TWO SW 1/4, Sec. 11, T44N, R12W, Jefferson City, Mo.			
FOR Land Development Co.			
DATE Mar. 2008	DRN. BY DGS	SCALE 1"=100'	BOOK DC & GPS
REV. DATE June 5, 2008	CKD. BY PS	SHEET 1 OF 1	JOB NO. 07-045

54BD 489.00 CITY



NOTE: The following lots, right of ways, easements and setback lines have been officially vacated by the City of Jefferson as per City Ordinance No. 14342, and no longer affect the subject property.

All publicly dedicated right of ways and easements; lot lines and set backs (lying West of Stadium West Boulevard) for Jordan Towne Subdivision, Section 1, per plat of record in Plat Book 11, Page 60 Cole County Recorder's Office.

All of Lot No. 68 of Stadium West Properties, Section 1, per plat of record in Plat Book 11, Page 357, Cole County Recorder's Office, except for the sanitary sewer and stormwater drainage easement located in the northeast corner of said Lot 68.

All the publicly dedicated right of way for a 60' strip of land deeded to the City of Jefferson per deed of record in Book 261, Page 521 Cole County Recorder's Office.

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FEMA FLOODPLAIN PLOTTED PER MAP 29051C0128D AND 29051C0129D. EFFECTIVE DATE DECEMBER 2, 2005.

STONERIDGE VILLAGE SEC 1
PLAT BOOK 12, PAGE 585
MOCAP DEVELOPMENT LLC
B-549, P-140

Wal-mart Real Estate Business % Property Tax
#0555 Trust David Glass Mng. Trustee
Book 415, page 509

OUTLOT VII
Gordon Partnership
Bk. 363, pg. 736
Bk. 378, pg. 455

Central Missouri
Athletic Goods Co.
Bk. 280, pg. 388

LOT 9
755,542.87 SF
(17.34 Acres)

LOT 6
543,494.67 SF
(12.48 Acres)

LOT 8
47,596.60 SF
(1.09 Ac.)

LOT 7
167,943.78 SF
(3.86 Acres)

RESERVED TRACT A
(Detention Basin)
STORM WATER &
SAN. SEWER ESMT
51,492.44 SF (1.18 Ac.)

LAND DEVELOPMENT CO.
Bk. 557, pg. 573

LAND DEVELOPMENT CO.
Bk. 557, pg. 573

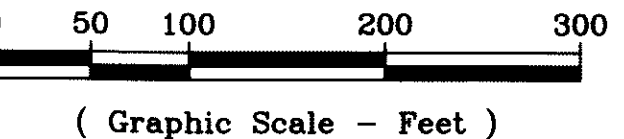
TRACT NO. 1
Survey Record Book B, page 17

TRACT NO. 2
Survey Record Book B, page 17

SW 1/4, SW 1/4
SEC. 11, T44N, R12W

SE 1/4, SW 1/4
SEC. 11, T44N, R12W

1 inch = 100 feet



BASIS OF BEARINGS: WALMART SUPERCENTER DEVELOPMENT, Plat Book 11, page 437, and STONERIDGE VILLAGE - SECTION ONE, Plat Book 12, page 585, Cole County Recorder's Office.

RECORD SOURCE: Deed of record in Book 557, page 573, Cole County Recorder's Office.

NOTE: SET 1/2" Iron Pin at all property corners and lot corners, (except where otherwise shown).

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