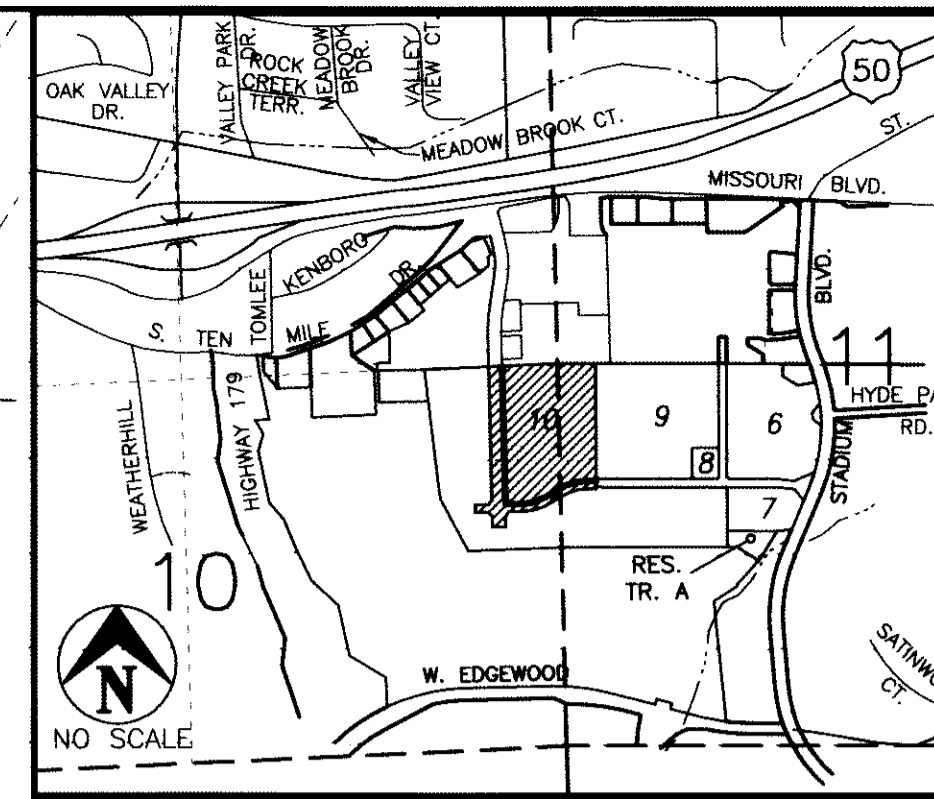


STONERIDGE VILLAGE - SECTION THREE

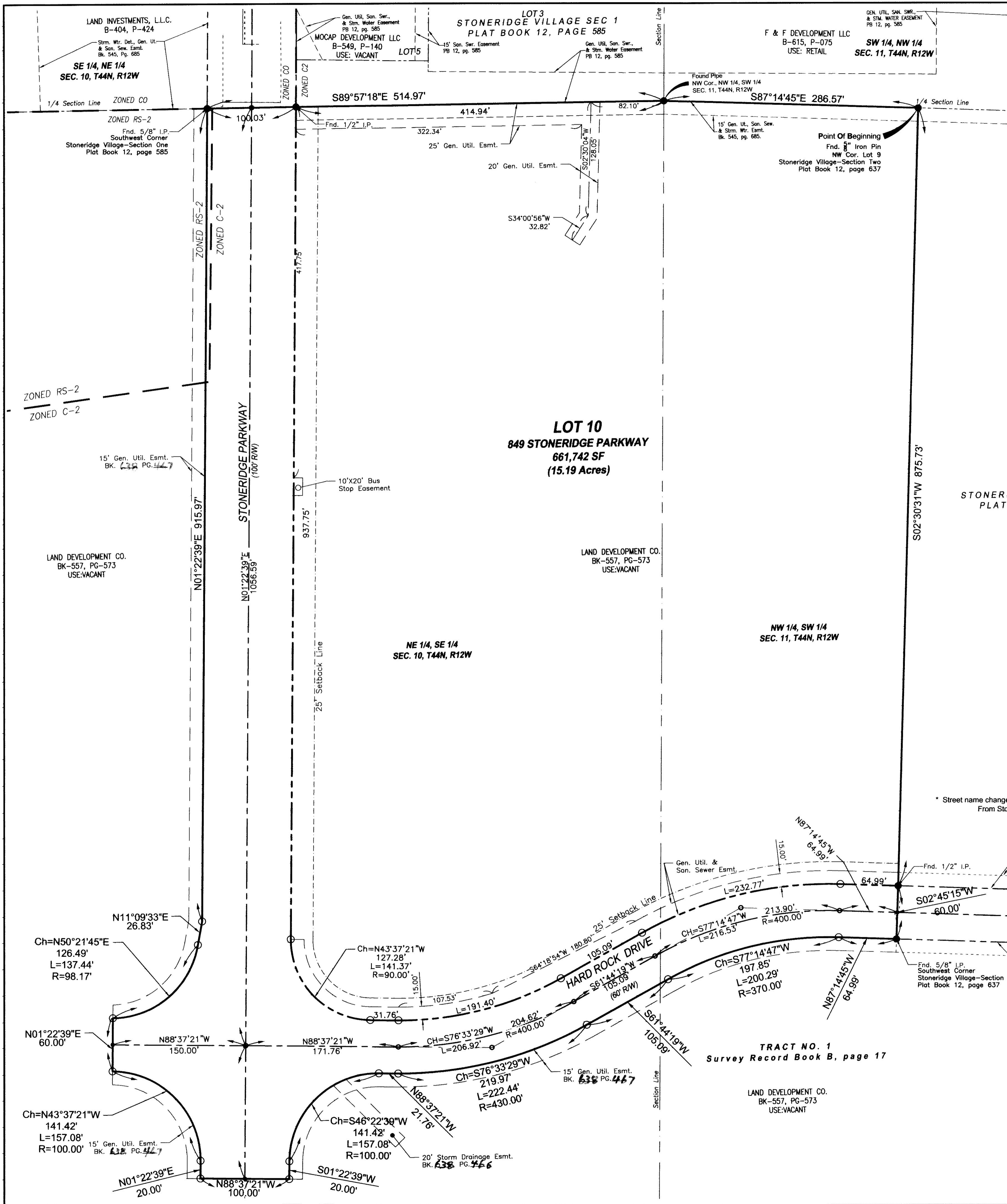
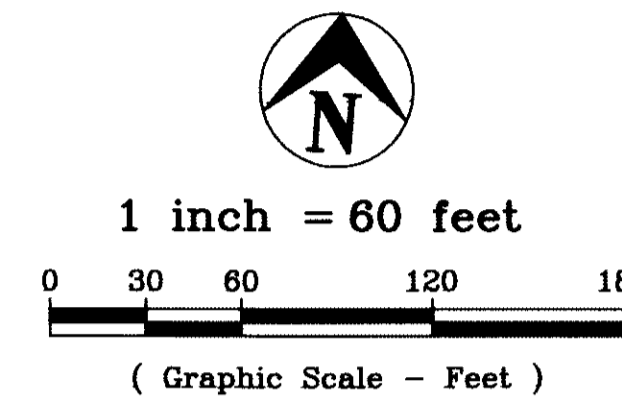
Situated in the NE 1/4, SE 1/4 of Sec. 10, T44N, R12W
and the NW 1/4, SW 1/4 of Sec. 11, T44N, R12W
in The City of Jefferson, Cole County, Mo.
19.28 Acres ZONED C-2 & RS-2

BOUNDARY DESCRIPTION
Part of the Northeast Quarter of the Southeast Quarter of Section 10 and the Northwest Quarter 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 Stoneridge Village Section Two, a subdivision of record in Plat Book 12, page 637, Cole County Recorder's Office, thence S02°30'31"W, along the westerly line of said Stoneridge Village Section Two, 875.73 feet to a point on the northerly right of way line of Hard Rock Drive, thence S02°45'15"W, 60.00 feet to a point on the southerly right of way line of Hard Rock Drive, said point also being the southwest corner of said Stoneridge Village Section Two, thence N87°14'45"W, 64.99 feet, thence southwesterly on a curve to the left, having a radius of 370.00 feet, an arc distance of 200.29 feet, (the chord of said curve being S77°14'47"W, 197.85 feet), thence S61°44'19"W, 105.09 feet, thence southwesterly on a curve to the right, having a radius of 430.00 feet, an arc distance of 222.44 feet, (the chord of said curve being S76°33'29"W, 219.97 feet); thence N88°37'21"W, 21.76 feet, thence southwesterly on a curve to the left, having a radius of 100.00 feet, an arc distance of 157.08 feet, (the chord of said curve being S46°22'39"W, 141.42 feet); thence S01°22'39"W, 20.00 feet, thence N88°37'21"W, 100.00 feet, thence N01°22'39"E, 20.00 feet, thence northwesterly on a curve to the left, having a radius of 100.00 feet, an arc distance of 157.08 feet, (the chord of said curve being N43°37'21"W, 141.42 feet); thence N01°22'39"E, 60.00 feet, thence northwesterly on a curve to the left, having a radius of 98.17 feet, an arc distance of 137.44 feet, (the chord of said curve being N50°21'45"E, 126.49 feet); thence N11°09'33"E, 26.83 feet, thence N01°22'39"E, 915.97 feet to a point on the northerly line of the Northeast Quarter of the Southeast Quarter of the aforesaid Section 10, Township 44 North, Range 12 West, said point also being the southwest corner of Stoneridge Village Section One, a subdivision of record in Plat Book 12, page 585, Cole County Recorder's Office, thence S89°57'18"E, along the Quarter Section Line and the southerly line of said Stoneridge Village Section One, 514.97 feet to the northwest corner of the Northwest Quarter of the Southwest Quarter of the aforesaid Section 11, Township 44 North, Range 12 West, thence S87°14'45"E, along the Quarter Section Line and the southerly line of said Stoneridge Village Section One, 286.57 feet to the POINT OF BEGINNING, Containing 19.28 Acres.



LOCATION MAP



LOT 9
STONERIDGE VILLAGE SEC TWO
PLAT BOOK 12, PAGE 637

MENARD INC.
BK-565, PG-148
USE: RETAIL

LOT 10
849 STONERIDGE PARKWAY
661,742 SF
(15.19 Acres)

LAND DEVELOPMENT CO.
BK-557, PG-573
USE: VACANT

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

NE 1/4, SE 1/4
SEC. 10, T44N, R12W

BASIS OF BEARINGS: Missouri State Plane Grid System, Central Zone. (NAD83)

Basis of Bearings for Stoneridge Village Section One (PB 12, pg 585) and Stoneridge Village Section Two (PB 12, pg 637): Walmart Supercenter Development (PB 11, pg 437).

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

- NOTES:
- SET 3/4" Iron Pin w/ cap at all property corners and lot corners, (except where otherwise noted)
 - Setback lines as per City of Jefferson Zoning Code
 - No parking shall be permitted on Stoneridge Parkway or Hard Rock Drive.
 - The property is within Flood Hazard Zone X per FIRM Panel Number 29051C0128E, Effective November 2, 2012.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Frank E. Twehous, as President of Land Development Co., a Missouri Corporation, a survey and subdivision was made, under my personal direction, regarding the property shown and described hereon and that the results area 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 21st day of October, 2013.

My Commission Expires: August 20, 2015
GREGORY DORGE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 11207069
My Commission Expires: 08/20/2015

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. 15125.

Approved this 21st day of October, 2013

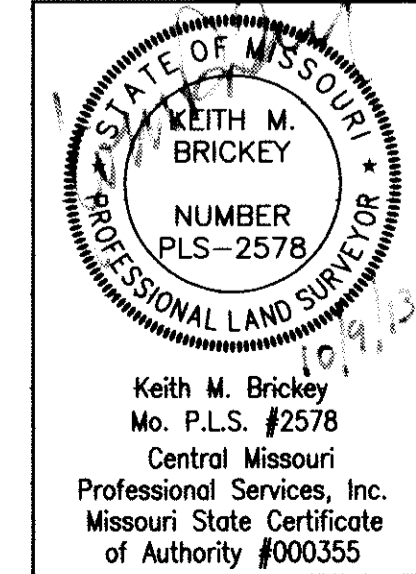
Eric J. Brunner, Mayor
Phyllis Powell, City Clerk
Matthew J. Morasch, PE
Interim Director of Public Works
Janice McMillan, AICP
Director of Planning & Protective Services



STATE OF MISSOURI } ss
COUNTY OF COLE }

Document No. 201313685
Filed for record 20 day of Nov, 2013
at 10:00 o'clock and 11:11 Minutes A.M.
recorded in Book 12, page 764.

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 THREE**
SW 1/4, Sec. 11, & SE 1/4 Sec. 10 T44N, R12W, Jefferson City, Mo.

FOR: **Land Development Co.**

DATE: 10/9/13	DRAWN BY: PLS	SCALE: 1"=60'	BOOK: DC & GPS
REV. DATE:	CHKD. BY: KMB	SHEET: 1 OF 1	JOB NO. 07-045

SUB 551.00