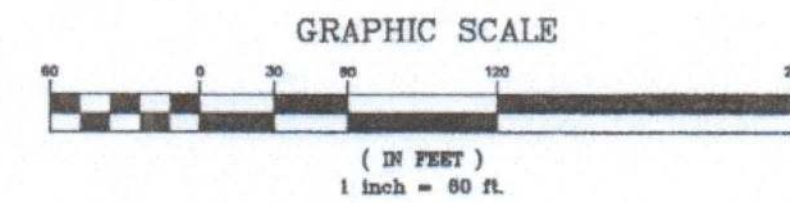
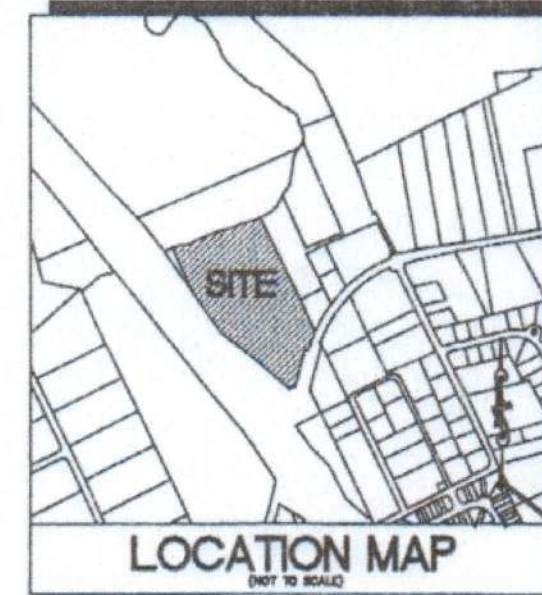


COTTLEVILLE TRAILS CORNERS

A SUBDIVISION OF A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 57,
TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF COTTLEVILLE, ST. CHARLES COUNTY, MISSOURI
THIS PLAT CONTAINS 12.350 AC±

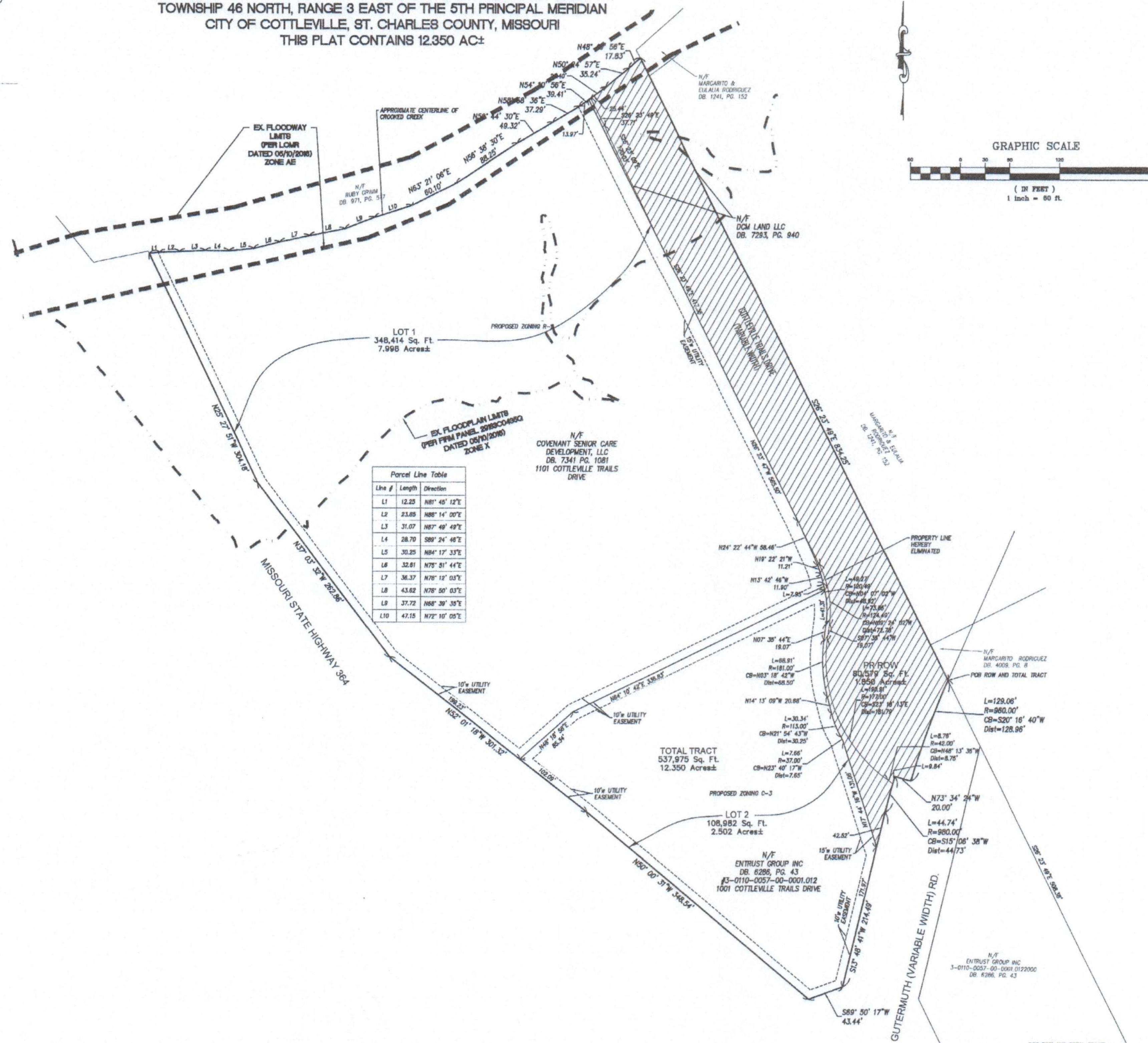
2020R-084114
11/02/2020 09:15:18 PM
\$ 118.00
PAGES: 2
CERTIFIED-FILED FOR RECORD
MARY E. DEMPSEY
RECORDER OF DEEDS
ST. CHARLES COUNTY, MISSOURI
BY: KREXTERMULLER

Handwritten signature



- ABBREVIATIONS**
- DB --- DEED BOOK
 - FT --- FEET
 - FND --- FOUND
 - N/F --- NOW OR FORMERLY
 - PL --- PLAT BOOK
 - PC --- PAGE
 - R.B. --- RADIAL BEARING
 - SQ. --- SQUARE
 - (84'W) --- RIGHT-OF-WAY WIDTH

- LEGEND**
- ⊕ --- BENCH MARK
 - --- FOUND IRON ROD
 - --- FOUND IRON PIPE
 - △ --- RIGHT OF WAY MARKER
 - --- MONUMENTS SET



Parcel Line Table

Line #	Length	Direction
L1	12.25	N81° 45' 12"E
L2	23.85	N88° 14' 00"E
L3	31.07	N87° 48' 49"E
L4	28.70	S89° 24' 49"E
L5	30.25	N84° 17' 33"E
L6	32.81	N75° 51' 44"E
L7	36.37	N78° 19' 03"E
L8	43.62	N78° 50' 03"E
L9	37.72	N88° 39' 39"E
L10	47.15	N72° 10' 09"E

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chestnutfield Business Parkway
St. Louis, MO 63105 PH: (636)
530-8100 FAX: (636) 530-9300
e-mail: gumar@stockassoc.com
Web: www.stockassoc.com

SUBDIVISION PLAT
COTTLEVILLE TRAILS CORNERS
GUTERMUTH ROAD, COTTLEVILLE MISSOURI



REVISIONS:
1. 12/21/19 -REV PER CITY REVIEW DATED 12/20/19

DATE	BY	JOB NO.	SCALE	DATE
12/21/2019	W.J.P.	218-0989	XXX	
			XXX	
			XXX	
			XXX	

PREPARED FOR:
The Entrust Group Inc.
FBO Jeffrey Kolb IRA #7230011760
C/O KOLB GRADING, LLC
5331 WESTWOOD DR.
WELDON SPRING, MISSOURI 63304.

COTTLVILLE TRAILS CORNERS

A SUBDIVISION OF A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 57, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF COTTLVILLE, ST. CHARLES COUNTY, MISSOURI

OWNER'S CERTIFICATION

We, the undersigned owners of the tract of land platted and further described in the foregoing Surveyor's Certification, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as

"COTTLVILLE TRAILS CORNERS"

Cottleville Trails Drive, Variable Width, together with all cut-de-sacs and roundings, which for better identification are shown cross-hatched on this plat, are hereby dedicated to the City of Cottleville, St. Charles County, Missouri for public use forever.

All Right of way and easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Cottleville, St. Charles County, Missouri, Missouri-American Water Company, Spire, Inc. (f.k.a. Laclede Gas Co.), AmerenUE, AT&T Missouri, Duckett Creek Sewer District, Charter Communications (or the relevant cable television company), all other public utility companies, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

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

Permanent and/or semi-permanent monuments will be set, as required to aid in later recovery, within twelve months of the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinance of the City of Cottleville, Missouri will be set.

IN WITNESS WHEREOF, the party have hereunto set his hand this 29th day of October, 2020

The Entrust Group Inc.
FBO Jeffrey Kolb IRA #7230011760

DCM Land, LLC

By: [Signature]
Print Name: Kien Han

By: [Signature]
Print Name: Jeffrey D Kolb

Print Title: Authorized Signer

Print Title: Manager

COVENANT SENIOR CARE DEVELOPMENT, LLC

By: Propper Construction Services, Inc., its Manager

By: [Signature]
Print Name: Timothy C. Breese, President

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

SS.

On this 28th day of October, 2020, before me appeared Kien Han to me personally known, who being by me duly sworn, did say that he is the Authorized Signer of The Entrust Group Inc. FBO Jeffrey Kolb IRA #7230011760 and that said instrument was signed on behalf of said individual retirement account, and he/she acknowledges said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal the day and year first above written.

By: [Signature]
Print Name: Irena Vann



My Commission Expires: Sep 23, 2021

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)

SS.

On this 29th day of October, 2020, before me appeared Jeffrey D Kolb to me personally known, who being by me duly sworn, did say that he is the Manager of DCM Land, LLC, a Missouri Limited Liability Company, and that said instrument was signed on behalf of said limited liability company, and he/she acknowledges said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal the day and year first above written.

By: [Signature]
Print Name: Laura L Campbell



My Commission Expires: 5-9-2022

The undersigned Owner and Holder of Note as secured by Deed of Trust recorded in Book 6377, Page 1133 of the St. Charles County records, does hereby join in and approve the foregoing Resubdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this 27th day of October, 2020

Fortune Bank,
By: [Signature]
Print Name: Chris Ford
SVP
Print Title

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

SS

On this 27th day of October, 2020, before me appeared Chris Ford to me personally known, who, being by me first duly sworn, did say that he/she is the SVP of Fortune Bank and that said instrument was signed in behalf of said bank, by authority of its Board of Directors, and said Chris Ford acknowledged said instrument to be the free act and deed of said bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

By: [Signature]
Notary Public



The undersigned Owner and Holder of Note as secured by Deed of Trust recorded in Book DE 7293, Page 943 of the St. Charles County records, does hereby join in and approve the foregoing Resubdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this 26th day of October, 2020.

Cottleville Holdings, LLC
By: [Signature]
Print Name: Manager

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

SS

On this 26th day of October, 2020, before me appeared Manager to me personally known, who, being by me first duly sworn, did say that he/she is the Manager of Cottleville Holdings, LLC and that said instrument was signed in behalf of said limited liability company, and he/she acknowledges said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

By: [Signature]
Notary Public



STATE OF MISSOURI)
COUNTY OF ST. CHARLES)

SS

On this 29th day of October, 2020, before me appeared Timothy C Breese, to me personally known, who being by me duly sworn, did say that he is the President of Propper Construction Services, Inc. the manager of COVENANT SENIOR CARE DEVELOPMENT, LLC and that said instrument was signed on behalf of said limited liability company, and he/she acknowledges said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal the day and year first above written.

By: [Signature]
Print Name: Laura L Campbell



My Commission Expires: 5-9-2022

TOTAL TRACT DESCRIPTION
Part of a tract of land described in a deed to Entrust Group as recorded in Deed Book 6286, Page 43 of the St. Charles County, Missouri Records, being part of U.S. Survey 57 in Township 46 North, Range 3 East of the Fifth Principal Meridian, City of Cottleville, St. Charles County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast corner of above said Entrust Group tract; thence along the Eastern line of said tract North 26 degrees 23 minutes 49 seconds West, 508.36 feet to a point on the Northwestly right of way line of Guleruth Road, being on a curve to the left, having a radius of 950.00 feet, said point being the POINT OF BEGINNING of the herein described tract; thence along said Northwestly line the following courses and distances: along said curve, an arc length of 129.08 feet, and a chord which bears South 20 degrees, 16 minutes, 40 seconds West, 129.99 feet; North 73 degrees, 34 minutes, 24 seconds West, 20.00 feet, to a point on a curve to the left having a radius of 980.00 feet; along said curve, an arc length of 44.74 feet, and a chord which bears South 15 degrees, 06 minutes, 38 seconds West, 44.73 feet; South 13 degrees, 46 minutes, 41 seconds West, 214.49 feet; and South 69 degrees, 50 minutes, 17 seconds West, 43.44 feet to a point on the Easterly right of way line of Missouri State Highway 364; thence along said Easterly line the following courses and distances: North 90 degrees, 00 minutes, 31 seconds West, 348.54 feet; North 52 degrees, 01 minute, 18 seconds West, 301.32 feet; North 37 degrees, 03 minutes, 32 seconds West, 282.85 feet; and North 25 degrees, 27 minutes, 51 seconds West, 304.18 feet to a point in the centerline of Crooked Creek; thence along said centerline of Crooked Creek the following courses and distances: North 81 degrees, 45 minutes, 12 seconds East, 12.25 feet; North 88 degrees, 14 minutes, 00 seconds East, 23.85 feet; North 87 degrees, 49 minutes, 49 seconds East, 31.07 feet; South 89 degrees, 24 minutes, 46 seconds East, 28.70 feet; North 84 degrees, 17 minutes, 33 seconds East, 30.25 feet; North 75 degrees, 51 minutes, 44 seconds East, 32.61 feet; North 78 degrees, 12 minutes, 03 seconds East, 36.37 feet; North 78 degrees, 50 minutes, 03 seconds East, 43.82 feet; North 68 degrees, 38 minutes, 35 seconds East, of 37.72 feet; thence North 72 degrees, 10 minutes, 05 seconds East, 47.15 feet; North 63 degrees, 21 minutes, 08 seconds East, 60.10 feet; North 56 degrees, 38 minutes, 30 seconds East, 85.25 feet; North 58 degrees, 44 minutes, 30 seconds East, 49.32 feet; North 58 degrees, 59 minutes, 30 seconds East, 37.23 feet; North 54 degrees, 10 minutes, 59 seconds East, 39.41 feet; North 50 degrees, 24 minutes, 57 seconds East, 35.24 feet; and North 48 degrees, 46 minutes, 56 seconds East, 17.83 feet; thence leaving said centerline of creek South 28 degrees, 23 minutes, 49 seconds East, 834.25 feet to the POINT OF BEGINNING and containing 537,975 square feet or 12.360 acres, more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during December, 2019.

PROPOSED RIGHT OF WAY COTTLVILLE TRAILS DRIVE
Part of a tract of land described in a deed to Entrust Group as recorded in Deed Book 6286, Page 43 of the St. Charles County, Missouri Records, being part of U.S. Survey 57 in Township 46 North, Range 3 East of the Fifth Principal Meridian, City of Cottleville, St. Charles County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast corner of above said Entrust Group tract; thence along the Eastern line of said tract North 26 degrees 23 minutes 49 seconds West, 508.36 feet to a point on the Northwestly right of way line of Guleruth Road, being on a curve to the left, having a radius of 950.00 feet, said point being the POINT OF BEGINNING of the herein described tract; thence along said Northwestly line the following courses and distances: along said curve, an arc length of 129.08 feet, and a chord which bears South 20 degrees, 16 minutes, 40 seconds West, 129.99 feet; North 73 degrees, 34 minutes, 24 seconds West, 20.00 feet, to a point on a curve to the left having a radius of 980.00 feet; along said curve, an arc length of 44.74 feet, and a chord which bears South 15 degrees, 06 minutes, 38 seconds West, 44.73 feet; and South 13 degrees, 46 minutes, 41 seconds West, 214.49 feet; thence leaving said Northwestly line, North 17 degrees 44 minutes 16 seconds West, 131.06 feet to a curve to the left having a radius of 37.00 feet; thence along said curve an arc distance of 7.85 feet and a chord which bears North 23 degrees 40 minutes 17 seconds West, 7.65 feet to a reverse curve having a radius of 113.00 feet; thence along said reverse curve 30.34 feet, and a chord which bears North 21 degrees 54 minutes 43 seconds West, 30.25 feet; thence North 14 degrees 13 minutes 09 seconds West, 20.86 feet to a curve to the right having a radius of 181.00 feet; thence along said curve an arc distance of 68.91 feet and a chord which bears North 03 degrees 16 minutes 42 seconds West, 66.50 feet; thence North 07 degrees 35 minutes 44 seconds East, 19.07 feet to a curve to the left having a radius of 120.49 feet; thence along said curve an arc distance of 49.27 feet and a chord which bears North 04 degrees 07 minutes 02 seconds West, 48.92 feet; thence North 13 degrees 42 minutes 45 seconds West, 11.90 feet; thence North 19 degrees 22 minutes 21 seconds West, 11.21 feet; thence North 24 degrees 22 minutes 44 seconds West, 58.46 feet; thence North 26 degrees 23 minutes 47 seconds West, 565.50 feet to a point in the centerline of Crooked Creek; thence along said centerline of Crooked Creek the following courses and distances: North 54 degrees 10 minutes 56 seconds East, 28.44 feet; North 60 degrees 24 minutes 57 seconds East, 36.24 feet; and North 48 degrees 46 minutes 56 seconds East, 17.83 feet; thence leaving said centerline of creek South 28 degrees, 23 minutes, 49 seconds East, 834.25 feet to the POINT OF BEGINNING and containing 60,879 square feet or 1.480 acres, more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during December, 2019.

GENERAL NOTES

- (1) Subject property lies within Flood Zone "AE" (Special flood hazard areas subject to inundation by 1% annual chance flood; base flood elevations determined), and Flood Zone "X" (Areas determined to be outside the 2% annual chance floodplain according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Charles County, Missouri and Incorporated Areas per Map No. 28183C0435 G with a Map Revision date of January 20, 2016.
- (2) Basis of Bearing Missouri State Plane Coordinate System East Zone.



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

SUBDIVISION PLAT
COTTLVILLE TRAILS CORNERS
GUTERMUTH ROAD, COTTLVILLE MISSOURI

This is to certify that this subdivision plat of "Cottleville Trails Corners" was approved by the City of Cottleville, Missouri by Ordinance No. 1827 on the 19th day of February 2020.



By: [Signature]
Print Name: Amy C. Lewis, MRC, CMC City Clerk
Date: October 20, 2020



SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during December, 2019, by order of and for the use of The Entrust Group Inc. FBO Jeffrey Kolb IRA #7230011760 executed a Property Boundary Survey and Subdivision Plat of a tract of land being located in part of U.S. Survey 57, Township 46 North, Range 3 East, of the Fifth Principal Meridian, City of Cottleville, St. Charles County, Missouri, and that the results of said survey and subdivision are shown hereon. We further certify that said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 of the Missouri Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
LC No. 222-D

By: [Signature]
Print Name: Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728

REVISIONS:

- 1. 12/21/19 - REV PER CITY REVIEW DATED 12/20/19

DATE:	12/17/2019	JOB NO.:	210-5968
M.A.N.R. #:	PJXXXXXX	BASE MAP #:	XXX
S.L.C. HNT #:	XXXX	HNT PLAN #:	XXXXXX
M.A.N.R. #:	MOXXXXXX	SHEET TITLE:	

SUBDIVISION PLAT

PREPARED FOR:
The Entrust Group Inc.
FBO Jeffrey Kolb IRA #7230011760
C/O KOLB GRADING, LLC
8331 WESTWOOD DR.
WELDON SPRING, MISSOURI 63304.