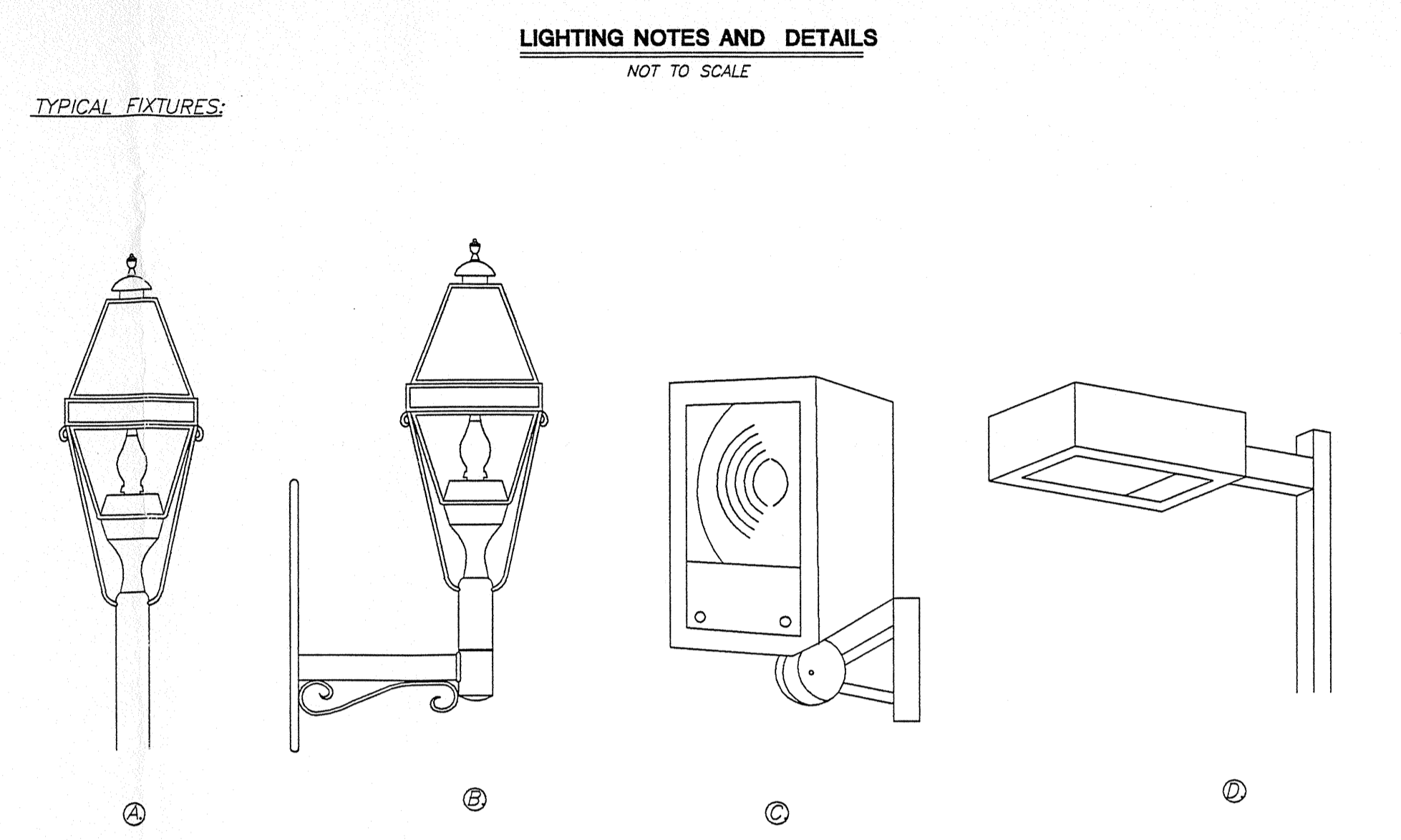
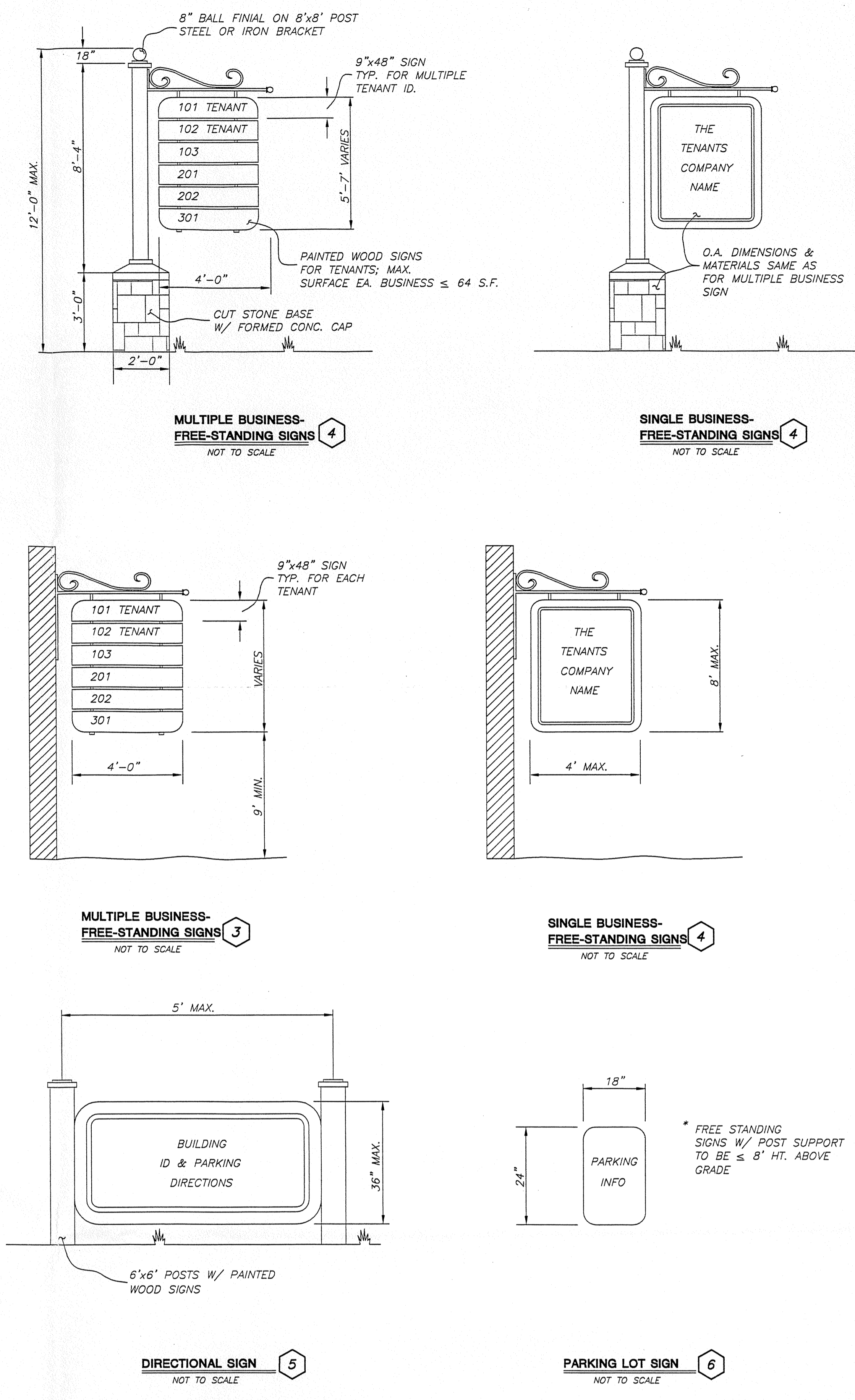
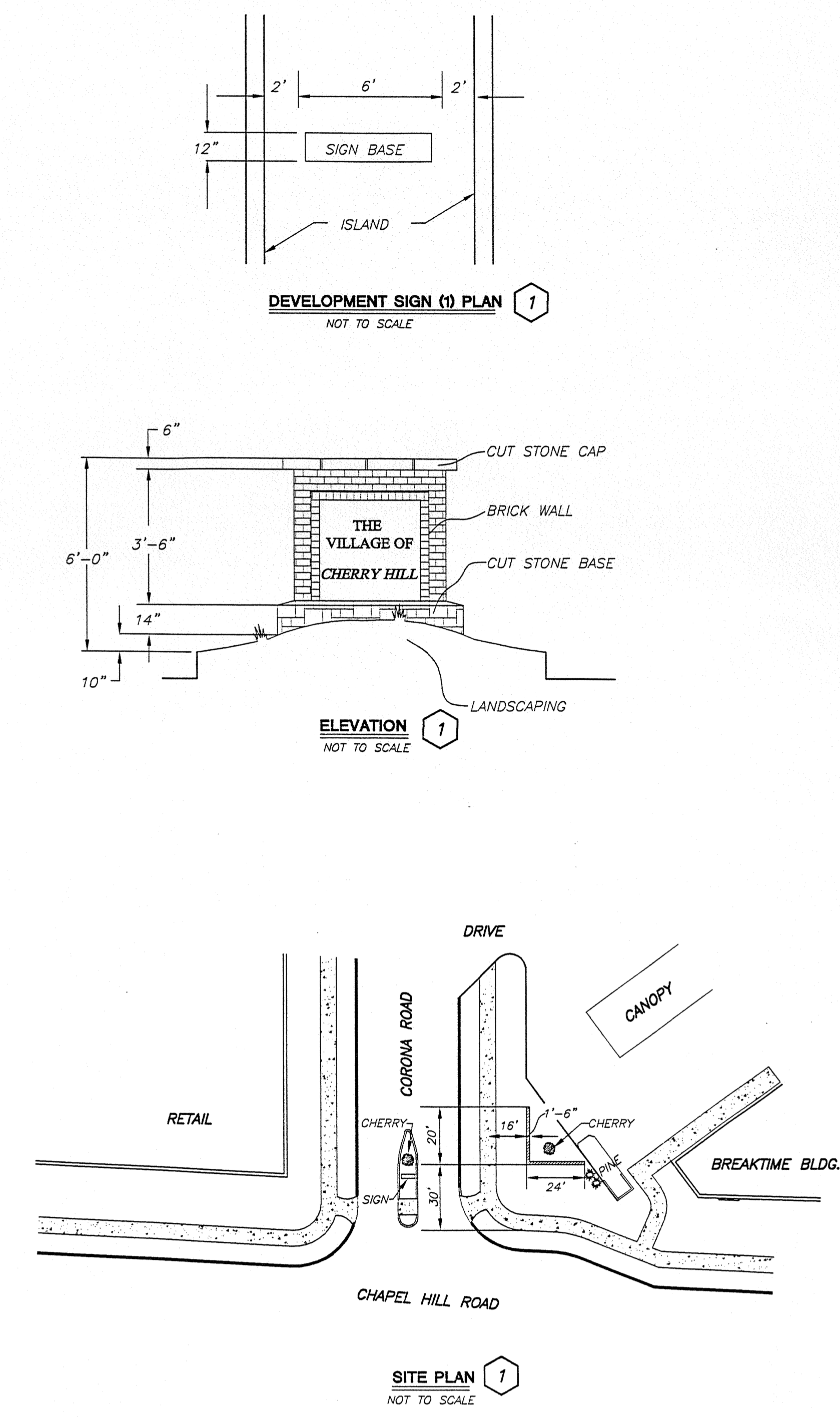
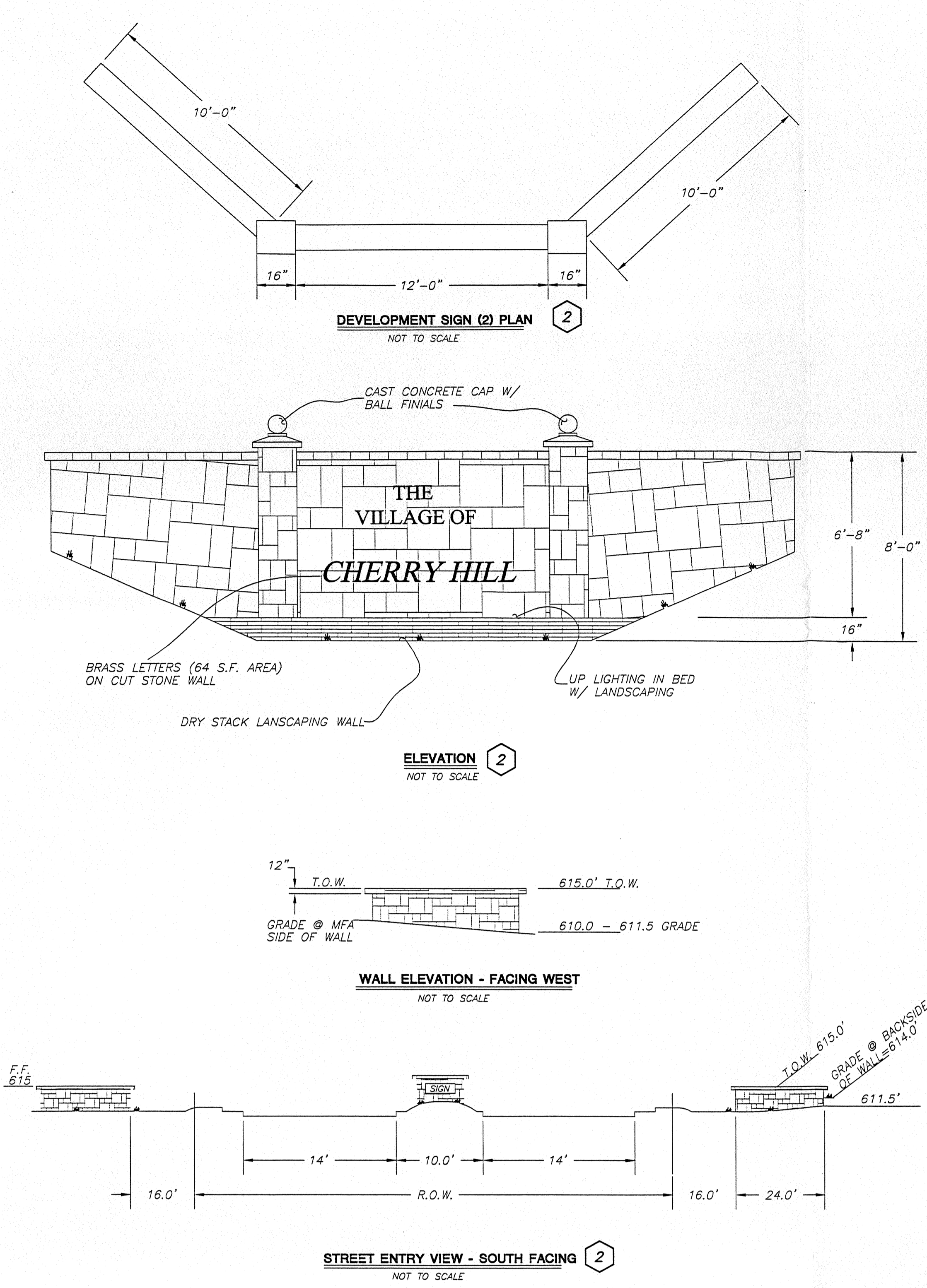






# THE VILLAGE OF CHERRY HILL CP PLAN



**GENERAL LIGHTING NOTES:**

- Fixtures are to illuminate site and drives with a minimum of spillage to adjacent properties.

**LEGAL DESCRIPTION OF CHERRY HILL C-P TRACT**  
MAY 17, 1999

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLLIERS, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 1274, PAGE 71, AND INCLUDING LOTS 176, 179, 142 AND 172 OF THE VILLAGE OF CHERRY HILL PLAT 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WITH THE NORTH LINE THEREOF, N80°36'40"W, 528.79 FEET TO THE POINT OF BEGINNING; THENCE S24°32'00"W, 180.00 FEET; THENCE S41°36'40"E, 171 FEET; THENCE ALONG A 125.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 18.30 FEET; SAID CURVE HAS A CHORD N48°59'00"E, 18.48 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 18.02 FEET; SAID CURVE HAS A CHORD N68°34'20"E, 17.42 FEET; THENCE S82°54'00"E, 102.21 FEET; THENCE S1°08'00"E, 102.00 FEET; THENCE S88°00'00"E, 62.99 FEET; THENCE S14°56'40"E, 138.01 FEET; THENCE S22°01'52"E, 58.03 FEET; THENCE ALONG A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 58.81 FEET; SAID CURVE HAS A CHORD S57°30'00"E, 39.20 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, 59.19 FEET; SAID CURVE HAS A CHORD S29°42'50"W, 58.62 FEET; THENCE ALONG A 353.00-FOOT RADIUS CURVE TO THE LEFT, 283.13 FEET; SAID CURVE HAS A CHORD S25°54'10"W, 287.15 FEET; THENCE ALONG A 305.00-FOOT RADIUS CURVE TO THE RIGHT, 79.41 FEET; SAID CURVE HAS A CHORD S27°03'10"W, 79.18 FEET; THENCE S14°33'00"W, 80.34 FEET; THENCE S76°33'50"W, 158.86 FEET; THENCE S23°30'00"W, 85.30 FEET; THENCE N88°11'20"E, 110.27 FEET; THENCE N118°45'E, 134.94 FEET; THENCE N2°26'40"W, 0.40 FEET; THENCE S89°31'00"W, 309.35 FEET; THENCE S2°30'00"W, 75.00 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 31.42 FEET; SAID CURVE HAS A CHORD S44°33'30"W, 28.28 FEET; THENCE S82°32'00"W, 162.00 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 43.00 FEET; SAID CURVE HAS A CHORD N49°22'55"W, 38.41 FEET; THENCE S89°31'00"W, 34.96 FEET; THENCE N2°26'40"W, 162.89 FEET; THENCE S85°36'40"E, 220.32 FEET; THENCE N2°26'40"W, 237.00 FEET; THENCE S85°36'40"E, 384.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 1628 ACRES.

LOT NO.	LOT SIZE	BUILDING HEIGHT	NO. OF FLOORS	AREA OF FLOORS	USAGE BY FLOORS	PARKING REQUIRED PER FLOOR	TOTAL BUILDING AREA	TOTAL REQUIRED PARKING FOR BUILDING	COMMENTS
1A	16,090 S.F.	30 FT.	2	4,000 S.F.	1ST OFFICE/BANK 2ND OFFICE	16 SPACES	6,000 S.F.	32 SPACES	DRIVE THRU FOR BANKING FACILITY
1B	12,430 S.F.	30 FT.	2	3,800 S.F.	1ST OFFICE 2ND OFFICE	14 SPACES 14 SPACES	7,000 S.F.	28 SPACES	
1C	8,775 S.F.	45 FT.	4	4,400 S.F.	BASEMENT (20 SPACES) 1ST RETAIL (20 SPACES) 2ND RETAIL 2ND RESIDENTIAL (4 UNITS)	0 SPACES 20 SPACES 29.33 SPACES 8 SPACES	13,200 S.F. INCLUDING BASEMENT	66.66 SPACES	
1D	9,110 S.F.	40 FT.	3	4,500 S.F.	BASEMENT-PARKING (30 SPACES) 1ST RETAIL 2ND RESIDENTIAL (5 UNITS)	0 SPACES 30 SPACES 10 SPACES	13,500 S.F. INCLUDING BASEMENT	40 SPACES	
1E	7,250 S.F.	40 FT.	3	2,600 S.F.	BASEMENT 1,400 S.F. OFFICE 1,200 S.F. STORAGE 1ST OFFICE 2ND OFFICE	0 SPACES 0.8 SPACES 16.4 SPACES 10.4 SPACES	7,800 S.F.	27 SPACES	
1F	36,040 S.F.				COMMON AREA	0 S.F.	0 S.F.	0 SPACES	COMMON AREA
2A	28,640 S.F.	40 FT.	3	6,300 S.F.	BASEMENT-PARKING 12 SPACES 1ST RETAIL 2ND OFFICE	0 SPACES 42 SPACES 28.2 SPACES	18,900 S.F. INCLUDING BASEMENT	67.2 SPACES	
2B	1.02 AC.	45 FT.	3	11,200 S.F.	BASEMENT (12 SPACES) 1ST RETAIL 2ND RESIDENTIAL (12 UNITS)	0 SPACES 74.07 SPACES 24 SPACES	33,600 S.F. INCLUDING BASEMENT	98.77 SPACES	(2ND FLOOR RES. UNITS ARE TWO STORY)
2C	1.30 AC.	40 FT.	2	14,400 S.F.	1ST RETAIL 2ND RESIDENTIAL (5 UNITS)	88 SPACES 10 SPACES	22,700 S.F.	108 SPACES	(2ND FLOOR RES. UNITS ARE TWO STORY)
3A	7,500 S.F.	40 FT.	2	3,300 S.F.	1ST RETAIL 2ND RESIDENTIAL (4UNITS)	22 SPACES 8 SPACES	6,600 S.F.	30 SPACES	
3B	18,000 S.F.	40 FT.	2	5,000 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	28 SPACES 8 SPACES	10,000 S.F.	33 SPACES	
3C	14,180 S.F.	40 FT.	3	5,000 S.F.	TERRACE RESIDENTIAL(4 UNITS) 1ST RESIDENTIAL (4 UNITS) 2ND RESIDENTIAL (4 UNITS)	8 SPACES 8 SPACES 8 SPACES	15,000 S.F.	24 SPACES	
3D	7,500 S.F.	30 FT.	2	3,300 S.F.	1ST RETAIL 2ND RESIDENTIAL (4UNITS)	22 SPACES 8 SPACES	7,200 S.F.	30 SPACES	
4A	6,250 S.F.	30 FT.	2	3,800 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	28.33 SPACES 8 SPACES	7,600 S.F.	33.33 SPACES	
501	27,350 S.F.	30 FT.	2	7,300 S.F.	1ST RESIDENTIAL (5 UNITS) 2ND RESIDENTIAL (6 UNITS)	10 SPACES 12 SPACES	14,600 S.F.	22 SPACES	
502	14,775 S.F.	40 FT.	2	N/A	RESIDENTIAL (8 UNITS)	18 SPACES	N/A	18 SPACES	
4D	15,225 S.F.	30 FT.	2	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
4E	15,365 S.F.	30 FT.	2	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
4F	10,320 S.F.	30 FT.	2	N/A	1ST 875 S.F. RETAIL 2ND RESIDENTIAL	5.8 PER UNIT 2 PER UNIT	N/A	23.40 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
5A	20,840 S.F.	40 FT.	3	6924 S.F.	BASEMENT-PARKING 24 SPACES 1ST OFFICE 2ND OFFICE	0 SPACES 27.5 SPACES 27.7 SPACES	20,772 S.F.	55.4 SPACES	
5B	18,340 S.F.	30 FT.	3	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
5C	30,030 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
6	30,000 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
7	31,210 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
142A	11,189 S.F.	16 FT.	1	900 S.F. 1,350 S.F.	REST ROOM/CONCESSION POOL	9 SPACES 13.5 SPACES	N/A	22.5 SPACES	POOL COMMON AREA

TOTAL "BUILT" AREA = 218,572 SQ. FT. (EXCEPT CONDOS ON LOTS 4D, 4E & 4F)  
TOTAL AREA OF RETAIL = 67,628 SQ. FT.  
TOTAL AREA OF OFFICE = 40,340 SQ. FT.  
TOTAL NUMBER OF RESIDENTIAL UNITS = 83 UNITS  
TOTAL PARKING REQUIRED = 808.26 OR 809 SPACES  
OFF-STREET PARKING PROVIDED = 138 SPACES  
ON-STREET PARKING PROVIDED = 135 SPACES  
TOTAL PARKING PROVIDED = 873 SPACES INCLUDING 29 H.C. SPACES (SEE NOTE 11)