

"COPPER RIDGE SUBDIVISION"

ZONED C-2
TOTAL AREA: 5.03 ACRES

PROPERTY DESCRIPTION

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

From the southeast corner of the Northeast Quarter of said Section 11: thence N02°26'09"W, along the Section Line, 1797.21 feet; thence S87°33'51"W, 25.00 feet to the intersection of the northerly line of WILLIAMS STREET right-of-way with the westerly line of DIX ROAD right-of-way and the POINT OF BEGINNING for this description; thence, along the northerly and easterly line of WILLIAMS STREET right-of-way, the following courses: S87°37'32"W, 137.40 feet; thence S88°05'07"W, 175.96 feet; thence S86°55'32"W, 287.00 feet; thence on a curve to the right, having a radius of 111.50 feet, an arc distance of 175.47 feet, (the chord of said curve being, N48°34'51"W, 157.91 feet); thence N02°54'28"W, 290.00 feet to the point of intersection with the southerly line of SAINT MARY'S BOULEVARD right-of-way; thence leaving the right-of-way line of said WILLIAMS STREET, N85°52'44"E, along the southerly line of SAINT MARY'S BOULEVARD right-of-way, 216.50 feet; thence S82°27'06"E, along the southerly line of SAINT MARY'S BOULEVARD right-of-way, 201.65 feet, to the northwest corner of a tract of land described by deed of record in Book 174, page 173, Cole County Recorder's Office; thence along the boundary of said tract and along the boundary of another tract described in Book 243, Page 589, the following courses: S02°49'31"E, 219.15 feet; thence N87°43'14"E, 155.19 feet; thence N02°37'34"W, 192.10 feet to the southerly line of SAINT MARY'S BOULEVARD right-of-way; thence leaving the boundary of the tract in Book 243, Page 589, S82°27'06"E, along the southerly line of SAINT MARY'S BOULEVARD right-of-way, 1.72 feet to a point on the westerly line of the DIX ROAD CONNECTION TO U.S. HIGHWAY 50 right-of-way; thence S39°40'30"E, along said DIX ROAD CONNECTION right-of-way, 206.71 feet; thence S09°54'59"E, along said DIX ROAD CONNECTION right-of-way, 139.26 feet to the intersection of the west line of DIX ROAD right-of-way; thence S02°26'09"E, along the west line of said DIX ROAD right-of-way, 39.61 feet to the POINT OF BEGINNING, CONTAINING 5.03 ACRES, and being the same property as described by deed of record in Book 305, Page 487, Cole County Recorder's Office.

SURVEYOR'S CERTIFICATE

This is to certify that during the month of July, 1988, under my personal direction, a survey and subdivision was made regarding the above described property, and that the results of said survey are represented correctly on this plat and that said survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys 10 CSR 30-2.010.

In witness whereof, I have hereunto set my seal and signature this 6 day of Oct, 1988.
Louis H. Vetter
LOUIS H. VETTER, Mo. R.L.S. #1166

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned being the owners of the tract of land described in the foregoing Property Description have caused said tract to be surveyed and subdivided into lots, and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever all easements (not presently of record) as shown on this plat. This subdivision shall be known as "COPPER RIDGE SUBDIVISION".

All taxes due and payable against said property have been paid in full.
In witness whereof, Raymond Bax d/b/a Raymond Bax Construction Company, and Theresa H. Bax, his wife, being the owners of said tract have hereunto set their hands and seals this 6 day of Oct, 1988.
Raymond Bax *Theresa H. Bax*
Raymond Bax Theresa H. Bax

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

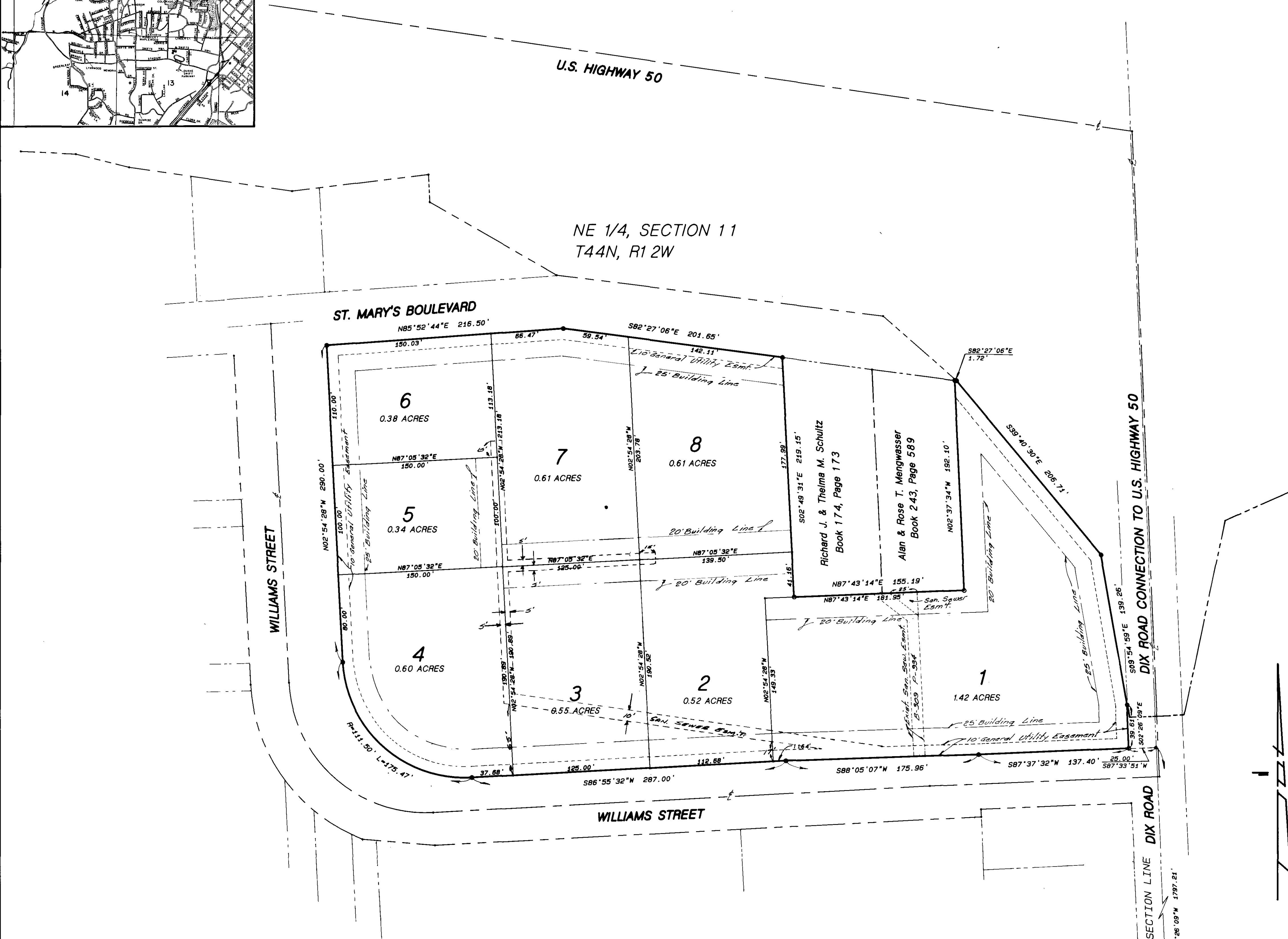
On this 6 day of Oct, 1988, before me personally did appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In witness whereof, I have hereunto set my hand and affixed my seal this 6 day of Oct, 1988.

My Commission Expires: 12/29/92
Cance Carlwell
CANCE CARLWELL, Notary Public, Cole County

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. 11105, Approved this 6 day of November, 1988.

Cance Carlwell *Brenda M. Curtin*
CANCE CARLWELL, Mayor Brenda M. Curtin, City Clerk
Robert M. Bates *Thomas H. Benton*
ROBERT M. BATES, Director of Public Works THOMAS H. BENTON, Director of Planning



STONE
SE CORNER
NE 1/4, SECTION 11
T44N, R12W

Document No. **8431**
STATE OF MISSOURI)
) ss
COUNTY OF COLE)
Filed for record 8th day of November, 1988
at 2 o'clock and 30 minutes P.M.,
recorded in Book 11, Page 408.
DAVID R. NENSAK, Recorder

CENTRAL MISSOURI PROFESSIONAL SERVICES, INC. ENGINEERING AND SURVEYING TEST DRILLING 2500 EAST MC CARTY JEFFERSON CITY, MISSOURI 65101			
TITLE "COPPER RIDGE SUBDIVISION"			
FOR RAYMOND BAX			
DATE AUG, 1988	BOOK NO. 516	SCALE 1"=50'	DWN. BY D.G. Smith
REVISION DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 88-131

SUB 352.00