

# CYPRESS POINT SUBDIVISION

SECTION 1  
6.87 ACRES  
ZONED RS-3

PART OF LOT 1 OF GOLDAMMER SUBDIVISION  
SECTION 1, PLAT BOOK 11, PAGE 820  
(PART OF OUTLOT 112, CITY OF JEFFERSON)  
MARK & SHERRI RUSSELL, Owner



SCALE: 1" = 50'  
PROJECT NO.: 365-001  
DRAWN BY: RGH  
DATE: 9/25/97  
APPROVED: [Signature]  
DATE:

REVISIONS: [Table with 2 columns: REVISIONS, DATE]

SURVEYOR'S CERTIFICATE: THIS IS TO CERTIFY THAT I, RALPH P. KLUETHERMS, REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, MADE A SURVEY OF THE BELOW DESCRIBED TRACT OF LAND, AT THE REQUEST OF MARK & SHERRI RUSSELL, THE OWNERS, THAT THE ATTACHED PLAT REPRESENTS THE SURVEY IN THE FIELD AS COMPLETED IN AUGUST, 1997, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS FOR MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS APPEARING AT 4 CRS 30-16, AND 10 CSR 30-2., ADOPTED DECEMBER 30, 1994, AND THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN CLASS SURVEY.

*Ralph P. Kluetherms* LS  
RALPH P. KLUETHERMS  
AUGUST 1997  
MoRLS 2159

SURVEY DESCRIPTION: TRACTS OF LAND SITUATED IN PART OF LOT 1 OF GOLDAMMER SUBDIVISION, SECTION 1, PLAT BOOK 11, PAGE 820 OF THE RECORDS OF COLE COUNTY, MISSOURI; BEING PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 11 WEST; ALSO BEING PART OF OUT LOT 112 OF THE CITY OF JEFFERSON, MISSOURI; AS PART OF A TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 379, PAGE 240 OF THE RECORDS OF COLE COUNTY, MISSOURI; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF GOLDAMMER SUBDIVISION SECTION 1, RECORDED IN PLAT BOOK 11, PAGE 820 OF THE RECORDS OF COLE COUNTY, MISSOURI; THENCE S 54°05'12" E, 379.98 FEET; THENCE S 41°16'30" E, 81.79 FEET; THENCE S 31°38'37" W, 61.33 FEET; THENCE S 1°20'06" E, 151.93 FEET; THENCE S 34°10'33" E, 87.81 FEET; THENCE S 4°16'30" E, 725.28 FEET TO THE POINT OF BEGINNING; THENCE S 06°58'16" W, 350.00 FEET; THENCE S 62°50'29" E, 80.00 FEET TO THE NORTH RIGHT OF WAY LINE OF EASTLAND DRIVE; THENCE S 41°22'32" W, ALONG SAID RIGHT OF WAY 240.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID CURVE, HAVING AN ARC DISTANCE OF 245.00 FEET, THE RADIUS BEING 492.07 FEET, AND THE LONG CHORD BEING S 55°38'21" W, 242.48 FEET; THENCE N 16°14'25" W, LEAVING SAID RIGHT OF WAY 177.61 FEET; THENCE N 66°45'08" E, 49.13 FEET; THENCE N 12°03'52" W, 350.00 FEET; THENCE N 19°54'52" W, 169.32 FEET; THENCE N 66°14'12" E, 151.92 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID CURVE, HAVING AN ARC DISTANCE OF 18.20 FEET, THE RADIUS BEING 270.00 FEET, AND THE LONG CHORD BEING N 25°41'42" W, 18.20 FEET; THENCE N 62°22'25" E, 229.84 FEET; THENCE S 37°14'27" E, 113.85 FEET; THENCE S 85°24'33" E, 56.35 FEET; THENCE S 4°16'30" E, 79.52 FEET TO THE POINT OF BEGINNING. CONTAINING 6.052 ACRES.

ALSO COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF GOLDAMMER SUBDIVISION SECTION 1, RECORDED IN PLAT BOOK 11, PAGE 820, OF THE RECORDS OF COLE COUNTY, MISSOURI; THENCE S 35°53'34" W, 938.07 FEET; THENCE S 54°14'52" E, 85.00 FEET; THENCE S 45°48'52" E, 106.00 FEET TO THE POINT OF BEGINNING; THENCE S 42°54'03" E, 251.65 FEET; THENCE S 53°15'08" W, 164.98 FEET TO THE NORTH RIGHT OF WAY LINE OF BALD HILL ROAD; THENCE N 33°14'52" W ALONG SAID RIGHT OF WAY LINE, 75.50 FEET; THENCE N 47°03'06" W, 122.18 FEET; THENCE N 58°45'52" W, 5.53 FEET; THENCE N 35°47'08" E LEAVING SAID RIGHT OF WAY 164.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.818 ACRES.

OWNERS CERTIFICATE: WE, THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOTS, STREETS, DRIVES, AND EASEMENTS AS SHOWN ON THIS PLAT, AND THAT ON SAID PLAT, THE LOT NUMBERS AND SIZES THEREOF ARE TRULY SET FORTH, AND THAT ALL STREETS AND DRIVES SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC USE, FOREVER, ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY ARE PAID IN FULL, IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS OF SAID TRACT HAVE HEREUNTO SET THEIR HAND AND SEAL ON THIS 29th DAY OF Sept., 1997.

*Mark Russell*  
MARK RUSSELL

*Sherril Russell*  
SHERRIL RUSSELL

STATE OF MISSOURI ) S.S.  
COUNTY OF COLE )

ON THIS 29th DAY OF Sept., 1997, 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 SET MY HAND AND AFFIXED MY SEAL THIS 29th DAY OF Sept., 1997

LARRY P. KALLENBACH  
NOTARY PUBLIC STATE OF MISSOURI  
MILLER COUNTY  
MY COMMISSION EXPIRES AUG. 14, 2000  
*Larry P. Kallenbach*  
LARRY P. KALLENBACH  
NOTARY PUBLIC

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 392, PAGE 150, COLE COUNTY RECORDER'S OFFICE.

I, THE CITY CLERK 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. 12680

APPROVED THIS 21st DAY OF OCTOBER, 1997

*Duane E. Schreimann*  
DUANE E. SCHREIMANN  
MAYOR

*Martin A. Brose*  
MARTIN A. BROSE, P.E.  
DIRECTOR OF PUBLIC WORKS

*Blayne D. Powell*  
BLAYNE D. POWELL  
CITY CLERK

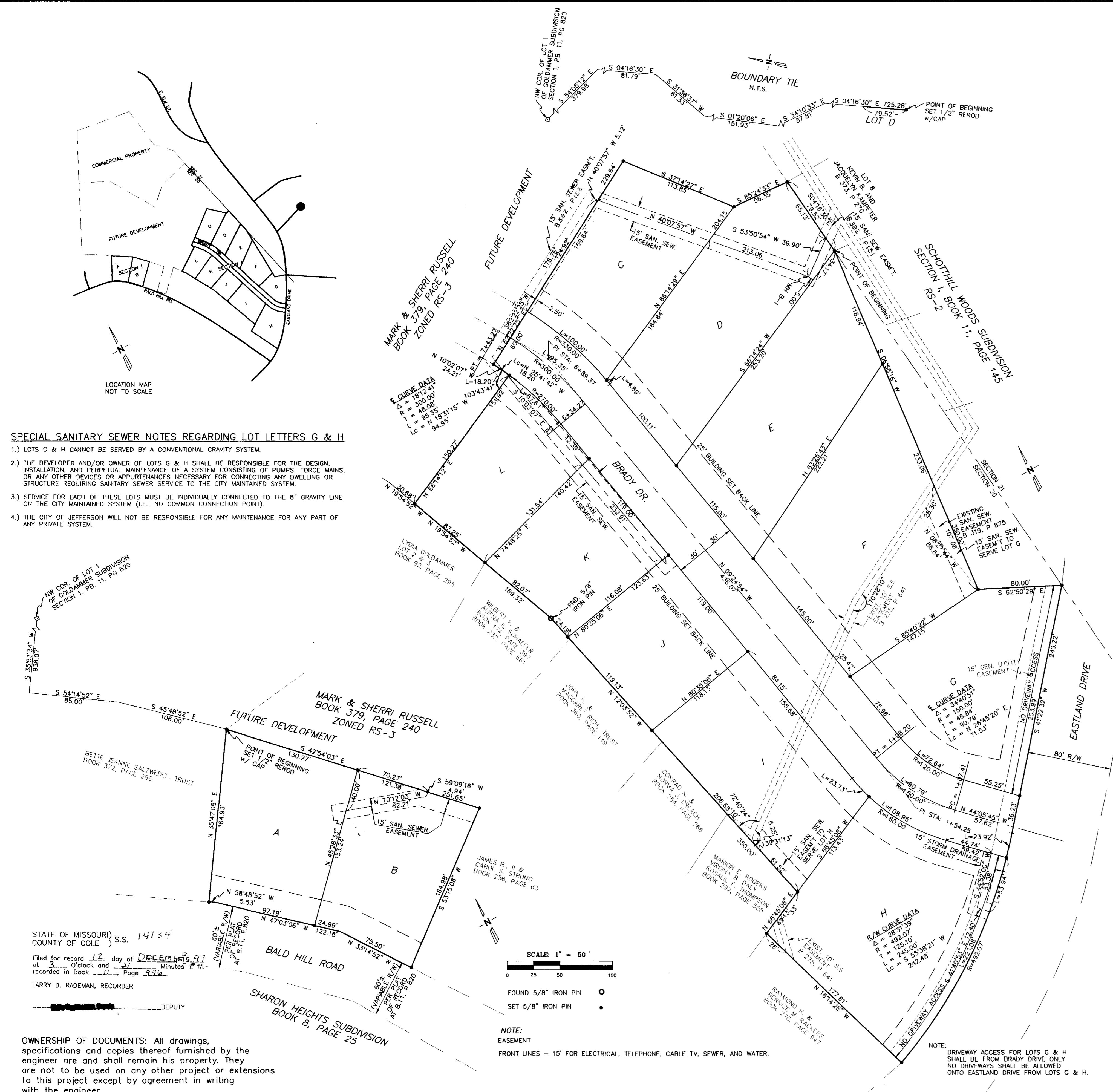
*Keith A. Davault*  
KEITH A. DAVAUT  
DIRECTOR OF PLANNING, AND  
CODE ENFORCEMENT

**S & V CONSULTANTS, INC.**  
ENGINEERS-CONSULTANTS

705 E. McCARTY P.O. BOX 154 JEFFERSON CITY, MO. 65101 (573) 634-3551

FINAL PLAT

SHEET NO. 1 OF 5



- SPECIAL SANITARY SEWER NOTES REGARDING LOT LETTERS G & H**
- 1.) LOTS G & H CANNOT BE SERVED BY A CONVENTIONAL GRAVITY SYSTEM.
  - 2.) THE DEVELOPER AND/OR OWNER OF LOTS G & H SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND PERPETUAL MAINTENANCE OF A SYSTEM CONSISTING OF PUMPS, FORCE MAINS, OR ANY OTHER DEVICES OR APPURTENANCES NECESSARY FOR CONNECTING ANY DWELLING OR STRUCTURE REQUIRING SANITARY SEWER SERVICE TO THE CITY MAINTAINED SYSTEM.
  - 3.) SERVICE FOR EACH OF THESE LOTS MUST BE INDIVIDUALLY CONNECTED TO THE 8" GRAVITY LINE ON THE CITY MAINTAINED SYSTEM (I.E., NO COMMON CONNECTION POINT).
  - 4.) THE CITY OF JEFFERSON WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE FOR ANY PART OF ANY PRIVATE SYSTEM.

STATE OF MISSOURI ) S.S. 14134  
COUNTY OF COLE )  
Filed for record 12 day of December 1997  
at 3:00 o'clock and 47 Minutes P.M.  
recorded in Book 11, Page 796  
LARRY D. RADEMAN, RECORDER  
DEPUTY

OWNERSHIP OF DOCUMENTS: All drawings, specifications and copies thereof furnished by the engineer are and shall remain his property. They are not to be used on any other project or extensions to this project except by agreement in writing with the engineer

SUBD. 412.00

COMPLETED