

CYPRESS POINT SUBDIVISION

SECTION II
 16.84 ACRES
 ZONED RS-3 & C-4

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



SURVEYOR'S CERTIFICATE:
 THIS IS TO CERTIFY THAT I, RALPH P. KLUTHERMES, 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 MARCH, 1998, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS FOR MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS APPEARING AT 4 CSR 30-16, AND 10 CSR 30-2, ADOPTED DECEMBER 30, 1994, AND THIS SURVEY MEETS THE REQUIREMENTS OF A URBAN CLASS SURVEY.

Ralph P. Kluthermes
 RALPH P. KLUTHERMES MGRS 2159
 MARCH 1998

SURVEY DESCRIPTION:
 TRACT 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:

BEGINNING 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 S54°05'12"E, 379.98 FEET; THENCE S04°16'30"E, 81.79 FEET; THENCE S31°38'37"W, 61.33 FEET; THENCE S01°20'06"E, 151.93 FEET; THENCE S34°10'33"E, 87.81 FEET; THENCE S04°16'30"E, 645.76 FEET TO THE NORTHERLY LINE OF CYPRESS POINT SUBDIVISION SECTION I, RECORDED IN PLAT BOOK 11, PAGE 998, OF THE RECORDS OF COLE COUNTY, MISSOURI; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES: N85°24'33"W, 56.35 FEET; THENCE N37°14'27"W, 113.85 FEET; THENCE S62°22'25"W, 229.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRADY DRIVE, THENCE EASTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 18.20 FEET AND THE LONG CHORD BEING S25°41'42"E, 18.20 FEET; THENCE S68°14'12"W, 151.92 FEET TO THE NORTHWEST CORNER OF LOT L OF CYPRESS POINT SUBDIVISION SECTION I; THENCE LEAVING SAID SUBDIVISION N19°54'52"W, 30.68 FEET; THENCE N27°02'37"W, 103.37 FEET; THENCE N33°14'52"W, 100.00 FEET TO THE MOST EASTERLY CORNER OF LOT B OF SAID CYPRESS POINT SUBDIVISION SECTION I; THENCE N42°54'03"W, ALONG THE MOST EASTERLY LINE OF LOTS B & A OF SAID CYPRESS POINT SUBDIVISION SECTION I, 251.65 FEET TO THE MOST NORTHERLY CORNER OF LOT A OF SAID SUBDIVISION; THENCE N45°48'52"W, 106.00 FEET; THENCE N54°14'52"W, 85.00 FEET; THENCE N35°53'34"E, 938.07 FEET TO THE POINT OF BEGINNING, CONTAINING 16.84 ACRES.
 RESERVE TRACT 'A' - NOT A BUILDABLE LOT
 RESERVE TRACT 'B' - FUTURE DEVELOPMENT

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 2nd DAY OF June, 1998.

Mark Russell
 MARK RUSSELL
Sherril Russell
 SHERRIL RUSSELL
 STATE OF MISSOURI)
 COUNTY OF COLE) S.S.

ON THIS 2nd DAY OF June, 1998, 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 2nd DAY OF June, 1998.

LARRY P. KALLENBACH
 NOTARY PUBLIC STATE OF MISSOURI
 MILLER COUNTY
 MY COMMISSION EXPIRES AUG. 14, 2001
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. 12776.

APPROVED THIS 13th DAY OF July, 1998

Duane E. Schreimann
 DUANE E. SCHREIMANN
 MAYOR

Priscilla Powell
 PRISCILLA POWELL
 CITY CLERK

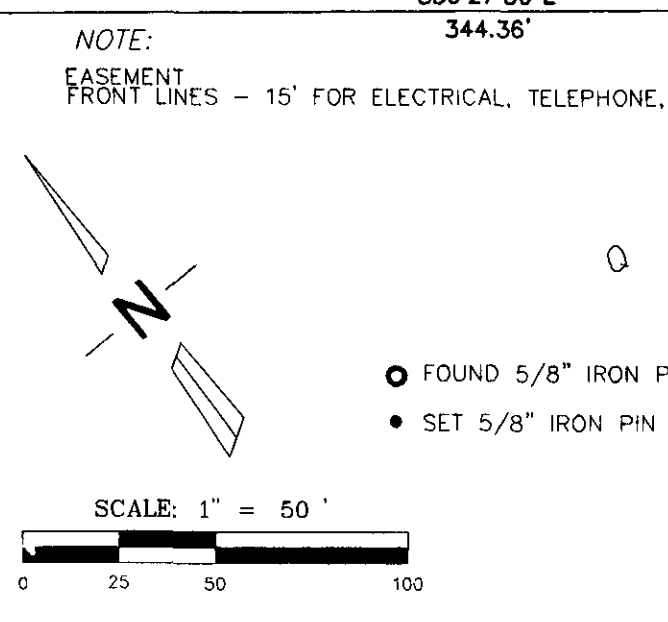
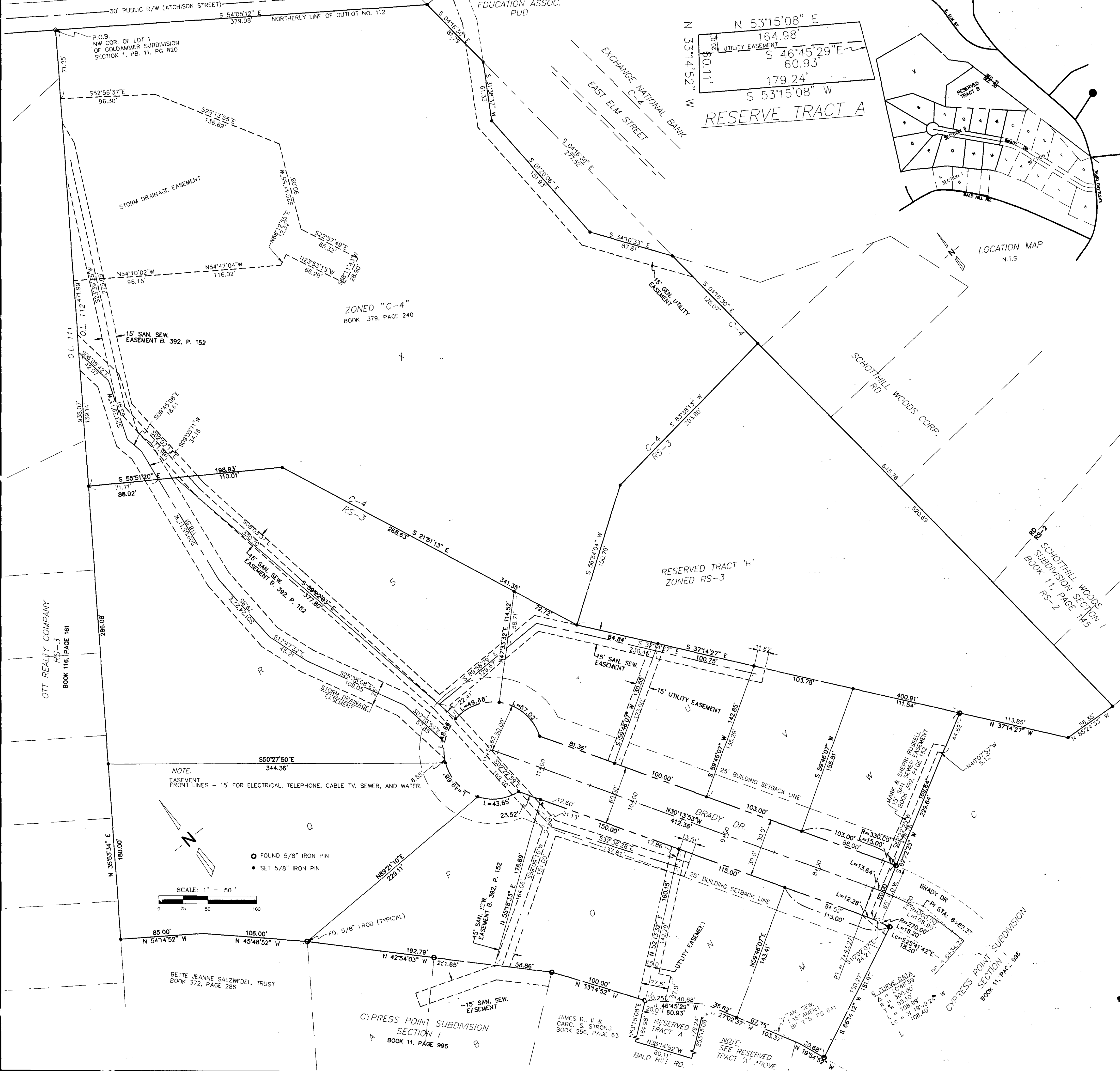
STATE OF MISSOURI 10905
 COUNTY OF COLE
 FILED FOR RECORD 21 DAY OF July, 1998
 AT 3 O'CLOCK AND 22 MINUTES P.M.
 BOOK 12, PAGE 51
 JAMES R. ADEMAN, RECORDER
 DEPUTY

COMPLETED

SPECIAL NOTE REGARDING STORM DRAINAGE SYSTEM ON LOT R
 NOTE: ANY FUTURE EXTENSION OF THE STORM DRAINAGE SYSTEM ON LOT R TO BE NECESSARY AND CONSTRUCTED ACCORDING TO CITY OF JEFFERSON SPECIFICATIONS AND BE DONE SO AT THE SOLE EXPENSE OF THE OWNER/DEVELOPER OF THE SUBDIVISION.
 SUBD. 412.01

MARK AND SHERRI RUSSELL
 CYPRESS POINT SUBD.
 SECTION II
 ZONED RS-3 & C-4
 CONTAINING 16.84 ACRES
 JEFFERSON CITY, MISSOURI

S & V CONSULTANTS, INC.
 ENGINEERS-CONSULTANTS
 705 E. McCARTY P.O. BOX 154 JEFFERSON CITY, MO. 65101 (573) 634-3551
 FINAL PLAT



NOTE:
 EASEMENT FRONT LINES - 15' FOR ELECTRICAL, TELEPHONE, CABLE TV, SEWER, AND WATER.
 FOUND 5/8" IRON PIN
 SET 5/8" IRON PIN

BETTE JEANNE SALZWEDEL, TRUST
 BOOK 372, PAGE 286

CYPRESS POINT SUBDIVISION
 SECTION I
 BOOK 11, PAGE 998

JAMES R. II & CAROL S. STROUB,
 BOOK 256, PAGE 63

NOTE:
 SEE RESERVED TRACT 'A' ABOVE