THE CEDARS

ZONED RD
16.24 ACRES

SITE LOCATION MAP

SCALE 1"=1000'

1 inch = 60 feet

0 30 60 120 180

(Graphic Scale - Feet)

OAKRIDGE DRIVE R/W 60'

TIMBER TRAIL R/W 60'

CEDAR RIDGE RD. 50.0' R/W

CEDAR RIDGE COURT 50.0' R/W

CEDAR RIDGE PLACE 50.0' R/W

CEDAR HILL ROAD

OVERLOOK DRIVE

SUN MEADOW LN.

SUN VALLEY DR.

SHERRICK CT.

CRADER DR.

SOUTHRIDGE

SUNSET CT.

MCKAY CT.

OAKRIDGE CT.

OAKRIDGE DR.

HICKORY NUT LN.

TIMBER LN.

SUNRISE DR.

SOUTHWEST DR.

Sunset Lake

OAK HILLS SUBDIVISION SECTION TWO PB 11, pg. 392

STANFORD SUBDIVISION NO. TWO Plat Book 8, page 37

CEDAR RIDGE SUBDIVISION Plat Book 17, page 365

SWIFT AND THOMPSON SUBDIVISION Plat Book 1, page 9

E. 1/2, SE 1/4 SEC. 14, T44N, R12W

Additional right-of-way by this PB 11, p-392

Conveyance of Right of Way (Bk. 191, pg. 729)

RESERVE TRACT A
TO THE CITY OF JEFFERSON FOR A REGIONAL DETENTION BASIN AND WALKING TRAIL PURPOSES
202209.80 S.F.
4.64 AC.

RESERVE TRACT B
TO BE USED FOR STREET FRONTAGE IF AND WHEN ADJOINING LAND IS DEVELOPED.
2436.32 S.F.
0.06 AC.

SECTION LINE

P.O.B.
Found Stone
NE Cor. SE 1/4
Sec. 14, T44N, R12W

Found Iron Pin (6.6'-S) (8.0' W)

Found Iron Pin (3.6' W.)

Set 5/8" I.P. w/cap

Set 1/2" I.P. w/cap

Set 1/2" I.P.

Set 5/8" I.P.

Set 1/2" I.P. w/cap

SANITARY SEWER EASEMENT BOOK 219, PAGE 605

SANITARY SEWER EASEMENT BOOK 219, PAGE 605

SAN.SEW. & STORM DRAINAGE EASEMENT

EX. 10' SAN. SEW. EASEMENT B-255, P-316

15' SANITARY SEWER ESMN'T.

15' STORM DRAINAGE EASEMENT

15' GEN. UTILITY EASEMENT

GEN. UTILITY & STORM ESMN'T.

SANITARY SEWER GENERAL UTILITY EASEMENT

STORM AND SANITARY SEWER EASEMENT

15' GENERAL UTIL. ESMN'T.

25' BLDG. LN.

SIDEWALK

KRIEGER, HAROLD F. TRUSTEE BOOK 401, PAGE 245

KRIEGER, HAROLD F. TRUSTEE BOOK 344, PAGE 508 BOOK 344, PAGE 509

KRIEGER, HAROLD F. BOOK 344, PAGE 513

CH, DOROTHY M. TRUSTEE BOOK 410, PAGE 610 & 611

KAPS, BETTY L. TRUSTEE BOOK 367, PAGE 279

REED, DANIEL L. JEAN M. BOOK 297, PAGE 146

MAYFIELD, TODD C. PAMELA D. BOOK 381, PAGE 42

ROBERTS, JOSEPH BOOK 422, PAGE 106

KLEINDIENST, JOHN D. MARTHA M. BOOK 238, PAGE 548 BOOK 238, PAGE 571

MORELAND, WILLIAM C. SANDRA M. BOOK 291, PAGE 347

KRAMER, WILLIAM R. MARY ANN BOOK 348, PAGE 937

MILLER, MIRON B. EDELA M. TRUSTEES BOOK 188, PAGE 627 BOOK 380, PAGE 147

BERG, PATRICIA A. BOOK 315, PAGE 190 BOOK 345, PAGE 242

NICHOLS, DENNIS R. SUSAN K. BOOK 463, PAGE 243 BOOK 345, PAGE 243

WEBSTER, ROBERT D. BOOK 239, PAGE 289 BOOK 243, PAGE 382 PB-6, PAGE 29

DAVIDSON, JAMES H. BOOK 227, PAGE 498

STANFORD, W.S. BOOK 246, PAGE 488

GUDERMUTH, CLYDE S. JR. LESLIE D. BOOK 434, PAGE 172

LEUPOLD, SHIRLEY L. BOOK 134, PAGE 311

BLAKE, RICHARD G. RUTH A. BOOK 375, PAGE 109

GAW, JOHN D. MARY A. BOOK 306, PAGE 675

THE FIRST CHURCH OF GOD OF JEFFERSON CITY BOOK 211, PAGE 617

MEMORIAL-STILL REGIONAL MEDICAL CENTER BOOK 362, PAGE 523

MEMORIAL-STILL REGIONAL MEDICAL CENTER BOOK 362, PAGE 523

MEMORIAL-STILL REGIONAL MEDICAL CENTER BOOK 362, PAGE 523

Bk. 150 pg. 508

10

11

12

13

(R=173.24' L=75.36' deed) Ch=S26°42'08"E 74.31 L=74.87' R=176.19'

(S14°51'E 100.0' deed) S14°31'43"E 100.00'

(S11°01'30"W 187.36' deed) S12°04'06"W 186.79'

(S3°50'E 399.50' deed) S2°47'24"E 399.50'

(S27°52'E 300.0' deed) S26°49'24"E 303.94

(R=452.48' L=236.92' deed) Ch=S29°30'05"E 231.66' R=448.33' L=234.32'

S85°20'17"E 124.35' (N83°17'20"E 102.41' deed)

S44°28'27"E 942.38'

S45°31'39"W 9.61

N2°30'56"E 1435.57' (N1°20'20"E 1435.82' deed)

N1°44'20"E 315.94' (221.03')

N3°09'51"W 258.45'

N3°33'39"W 135.57'

N27°23'24"W 113.06'

N25°29'12"W 107.40'

N9°36'33"W 108.63'

N84°17'52"E 96.25'

N89°38'48"E 67.18'

N3°38'46"E 40.03'

N86°22'50"W (N87°31'W) 710.67' (711.46' deed)

N1°34'16"E 150.00'

N19°15'26"W 25.00'

N27°37'02"W 175.00'

N14°42'16"W 102.10'

N50°38'05"E 25.02'

N61°57'50"W 57.63'

N28°02'10"E 25.00'

N28°02'10"E 44.50'

N76°13'08"W 105.49'

N17°45'19"W 202.51'

N14°04'23"W 132.21'

N18°04'57"E 38.79'

N55°30'51"W 132.20'

N45°30'02"E 193.18'

N43°57'45"E 311.95'

N71°03'47"E 178.41'

N48°49'27"W 170.63'

N54°06'45"E 243.38' 150.13'

N28°58'55"W 139.41'

N47°00'47"E 170.95'

N65°49'33"W 135.57'

N44°09'38"W 266.45'

N61°03'47"E SEEMAN

N89°00'40"E 134.77'

N27°37'50"E 242.89'

N59°48'27"E 203.21'

N22°44'E 115.99'

S89°59'23"E 137.16'

S89°38'48"W 67.18'

S84°17'52"W 96.25'

S27°37'50"W 240.89'

S59°48'27"W 203.21'

S22°44'W 115.99'

S14°42'16"E 99.55'

S25°29'12"E 29.74'

S9°36'33"E 29.74'

S3°38'46"W 40.03'

S86°22'50"E 711.46'

S2°30'56"W 1435.57'

S28°02'10"W 44.50'

S61°57'50"E 57.63'

S50°38'05"W 63.38'

S14°42'16"E 102.10'

S17°45'19"E 202.51'

S14°04'23"E 132.21'

S18°04'57"W 38.79'

S55°30'51"E 132.20'

S45°30'02"W 193.18'

S43°57'45"W 311.95'

S71°03'47"W 178.41'

S48°49'27"E 170.63'

S54°06'45"W 243.38' 150.13'

S28°58'55"E 139.41'

S47°00'47"W 170.95'

S65°49'33"E 135.57'

S44°09'38"E 266.45'

S61°03'47"W SEEMAN

S89°00'40"W 134.77'

S27°37'50"W 242.89'

S59°48'27"W 203.21'

S22°44'W 115.99'

429.98'

165.18'

145.76'

108.21'

196.44'

100.61'

80.07'

155.07'

112.46'

193.60'

92.67'

119.72'

262.99'

112.01'

57.63'

63.38'

102.10'

202.51'

105.49'

132.21'

38.79'

311.95'

193.18'

134.77'

242.89'

203.21'

115.99'

178.41'

170.63'

150.13'

139.41'

170.95'

135.57'

266.45'

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 453, PAGE 64, COLE COUNTY RECORDER'S OFFICE.

STATE OF MISSOURI } ss
COUNTY OF COLE }

On this 28 day of Sept 2001, 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 28 day of Sept 2001.

My Commission Expires: 12-30-03

Notary Public, Cole Co.

Grace Cardwell

NOTARY PUBLIC -- NOTARY SEAL -- STATE OF MISSOURI

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. 13302

Approved this 6th day of NOVEMBER 2001.

Thomas P. Rackers, Mayor

Phyllis Powell, City Clerk

Martin A. Brose, P.E. Director of Public Works

Charles D. Lansford Interim Director of Planning and Code Enforcement

Document No. 01236

STATE OF MISSOURI } ss
COUNTY OF COLE }

Filed for record 22 day of January 2002 at 2 O'clock and 09 Minutes P.M., and recorded in Book 12, Page 283

LARRY D. RADEMAN, Recorder

, Deputy

PROPERTY BOUNDARY DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 14, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, being all that property conveyed by deed of record in Book 441, page 799, Cole County Recorder's Office, more particularly described as follows:

BEGINNING at the northeast corner of the Southeast Quarter of said Section 14; thence along the boundary of the aforesaid tract described in Book 441, page 799, Cole County Recorder's Office the following courses: N86°23'50"W, along the Quarter Section Line, 711.46 feet (710.67 feet deed) to the northeast corner of a tract described by deed of record in Book 348, page 937, Cole County Recorder's Office; thence Southerly, along the easterly boundary of said tract described in Book 348, page 937 and continuing Southerly along the easterly boundary of other tracts described by deeds of record in Book 236, page 548, Book 236, page 771, Book 422, page 106, Book 381, page 42, Book 297, page 146, Book 367, page 279, Cole County Recorder's Office, the following courses: S26°49'24"E, 303.94 feet (300.00 feet deed); thence S2°47'24"E, 399.50 feet; thenceS12°04'06"W, 186.79 feet (187.36 feet deed) to a point intersecting the northerly line of a 60 foot wide public street right-of-way known as Cedar Hills Road as described by conveyance of right-of-way deed of record in Book 191, page 729, Cole County Recorder's Office; thence leaving the easterly boundary of the aforesaid tract described in Book 367, page 279, along the northerly line of said Cedar Hills Road right-of-way the following courses: Southeasterly, on a curve to the right, having a radius of 176.19 feet, an arc distance of 74.87 feet, (the chord of said curve being S26°42'08"E, 74.31 feet); thence S14°31'43"E, 100.00 feet; thence Southeasterly, on a curve to the left, having a radius of 448.33 feet, an arc distance of 234.32 feet, (the chord of said curve being S29°30'05"E, 231.66 feet); thence S44°28'27"E, 342.38 feet to the terminating end of the aforesaid right-of-way conveyance described in Book 191, page 729; thence S45°31'33"W, along the terminating end of said right-of-way conveyance in Book 191, page 729, 9.61 feet to a point intersecting the northerly line of the fourth parcel of land described by conveyance of right-of-way deed, known as Cedar Hills Road, of record in Book 150, page 508, Cole County Recorder's Office; thence S85°20'17"E, along the northerly line of said right-of-way conveyance in Book 150, page 508, 124.35 feet to a point intersecting the east line of the East Half of the Southeast Quarter of the aforesaid Section 14; thence leaving the northerly line of the aforesaid Cedar Hills Road right-of-way, N2°30'56"E, along the Section Line, 1435.57 feet, (1435.82 feet deed) to the POINT OF BEGINNING.

Containing 16.24 acres.

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 Streets, and on this plat the lot numbers and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record), as shown on this plat and said subdivision shall be known as THE CEDARS.

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owners of said tract have hereunto set their hands and seals this 28 day of Sept, 2021.

THE CEDARS DEVELOPMENT,LLC,a Missouri Limited Liability Company.

Larry L. Lewis, Member

Judith M. Lewis, Member

SURVEYOR'S CERTIFICATE

This is to certify that at the request of, Larry Lewis, a survey was made under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly, this survey was performed in accordance with the current requirements of the standards for a Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

In Witness whereof I have hereunto set my seal and signature this 1st day of Oct. 2001.

STATE OF MISSOURI KEITH M. BRICKEY REGISTERED LAND SURVEYOR

10-1-01

KEITH M. BRICKEY, Mo. R.L.S. #2578

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

TITLE	THE CEDARS CEDAR RIDGE ROAD		
FOR	LARRY LEWIS		
DATE 5-21-2001	DRN. BY JHH	SCALE 1"=60'	BOOK 764
REV. DATE 9-07-2001	CKD. BY CCC	SHEET 1 OF 1	JOB NO. 2001-012

SUBD. 440.00