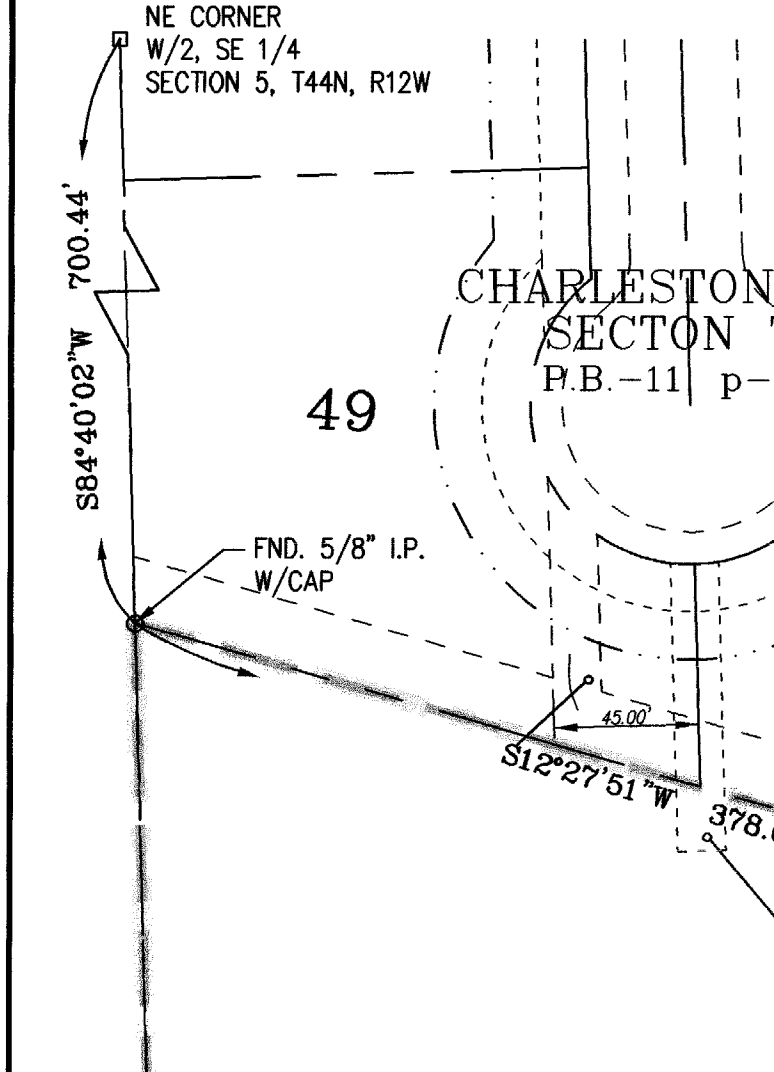


Bearings based on EMERALD RIDGE SUBDIVISION, SECTION ONE as per plat of record in Plat Book 11, Page 447 Cole County Recorder's Office.



W 1/2 SE 1/4 SEC. 5
T44N, R12W
CHARLESTON PLACE-SECTION THREE
ZONED RS-2
4.03 ACRES

THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE
COMMUNITY PANEL NUMBER 290107 0060 B
Set 1/2" re-rod w/cap at all lot corners except where otherwise shown.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 364, PAGE 390, COLE COUNTY RECORDER'S OFFICE.
AS AMENDED BY DOCUMENTS RECORDED IN BOOK 377, PG. 932, BOOK 378, PG. 304, BOOK 381, PG. 916, BOOK 406, PG. 511 COLE COUNTY RECORDER'S OFFICE.
THIS CHARLESTON PLACE-SECTION THREE SHALL BE THE FINAL SECTION OF CHARLESTON PLACE SUBDIVISION.

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. 13256
Approved this 3rd day of July, 2002.

Thomas P. Rockers, Mayor
Phyllis Powell, City Clerk
Patrick E. Sullivan, P.E.
Director of Community Development

SURVEYOR'S CERTIFICATE

This is to certify that at the request of CHARLESTON PLACE DEVELOPMENT COMPANY, a Missouri Partnership, whose partners are ESTATE LAND DEVELOPMENT, INC., a Missouri Corporation, and R.L. NOREMAM CORP., a Missouri Corporation, a survey and subdivision was made, under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly on said plat and that said survey was performed in accordance with the requirements of the standards for a Class B property boundary survey as adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors,

In Witness whereof, I have hereunto set my seal and signature this 2nd day of July, 2002.



Keith M. Brickey, Mo.R.L.S. #2578

STATE OF MISSOURI }
COUNTY OF COLE } ss
Document No. 10226
Filed for record 16 day of July, 2002
at 9 o'clock and 06 Minutes AM,
recorded in Book 12 Page 297

LARRY D. RADEMAN, Recorder
Audrey Biggins
Deputy

PROPERTY DESCRIPTION
Part of the West Half of the Southeast Quarter of Section 5, Township 44 North, Range 12 West, in the City of Jefferson, in the County of Cole, Missouri, more particularly described as follows:
From the northeast corner of the West Half of the Southeast Quarter of said Section 5, S84°40'02"W, along the Quarter Section Line, 700.44 feet to the northwesterly most corner of CHARLESTON PLACE SUBDIVISION-SECTION TWO as per plat of record in Plat Book 11, Page 847 Cole County Recorder's Office; then leaving the Quarter Section Line along the westerly boundary of said CHARLESTON PLACE SUBDIVISION-SECTION TWO the following courses, S12°27'51"W, 378.09 feet; then continuing along the boundary of said CHARLESTON PLACE SUBDIVISION-SECTION TWO and as corrected by affidavit recorded in Book 387, page 458 Cole County Recorder's Office N84°04'30"E, 290.23 feet; then S83°13'20"E, 69.12 feet to the POINT OF BEGINNING for this description; then continuing along the westerly line of CHARLESTON PLACE SUBDIVISION-SECTION TWO, S83°13'20"E, 142.99 feet; then southerly on a curve to the left, having a radius of 324.54 feet, an arc distance of 36.71 feet, (Chord: S03°32'14"W, 36.69 feet); then S07°48'W, 212.92 feet; then southerly on a curve to the right, having a radius of 499.38 feet, an arc distance of 231.59 feet, (Chord: S13°34'56"W, 229.52 feet); then S26°52'04"W, 439.00 feet to a point on the westerly boundary of AMENDED PLAT OF CHARLESTON PLACE SUBDIVISION-SECTION ONE, as per plat of record in Plat Book 11, Page 891, Cole County Recorder's Office; then leaving the boundary of said CHARLESTON PLACE SUBDIVISION-SECTION TWO; and along the boundary of said AMENDED PLAT OF CHARLESTON PLACE SUBDIVISION-SECTION ONE, the following courses S26°52'04"W, 174.29 feet; then S59°46'47"E, along the boundary of said AMENDED PLAT OF CHARLESTON PLACE SUBDIVISION-SECTION ONE 61.99 feet; then leaving the boundary of said AMENDED PLAT OF CHARLESTON PLACE SUBDIVISION-SECTION ONE, S26°52'04"W, along the westerly lines of tracts described by deeds of record in Book 360, page 193 and in Book 366, page 418 Cole County Recorder's Office 136.75 feet to a point on the northerly line of KUEBLER SUBDIVISION, as per plat of record in Plat Book 12, Page 152 Cole County Recorder's Office; then N57°36'00"W, along the northerly line of said KUEBLER SUBDIVISION, 204.81 feet; then leaving the northerly line of said KUEBLER SUBDIVISION, N26°52'04"E, 818.77 feet; then N07°48'E, 350.55 feet to the point of beginning.
Containing 4.03 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, streets and easements 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 streets and easements, (not presently of record) as shown on this plat, which shall be known as "CHARLESTON PLACE SUBDIVISION - SECTION THREE"
All taxes due and payable against said property have been paid in full.
CHARLESTON PLACE DEVELOPMENT COMPANY, a Missouri Partnership, whose partners are ESTATE LAND DEVELOPMENT, INC., a Missouri Corporation, and R.L. NOREMAM CORP., a Missouri Corporation.
PUBLIC WATER SUPPLY DISTRICT NO. 1
BOOK 379, PAGE 546
BOOK 366, PAGE 419
BOOK 228, PAGE 717
20' INGRESS/EGRESS AND
5' WATERLINE EASEMENT
BOOK 195, PAGE 745
In testimony whereof, "ESTATE LAND DEVELOPMENT CORPORATION", a Missouri Corporation, has caused these presents to be signed by its president and its seal to be affixed this 25 day of June, 2002.
By: Kent George, President
"ESTATE LAND DEVELOPMENT CORPORATION"

STATE OF MISSOURI }
COUNTY OF COLE } ss
On this 25 day of June, 2002, before me personally appeared Kent George, to me known, who, being by me duly sworn, did say that he is President of Estate Land Development, Inc., that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed in behalf of said corporation by authority of its Board of Directors.
And the said Kent George acknowledges said instrument to be the free act and deed of said Corporation.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the day and year first written above.
Robbie E. Pace-Courtright, Notary Public
My Commission expires: 03/20/06
"NOTARY SEAL"
Robbie E. Pace-Courtright, Notary Public
Cole County, State of Missouri
My Commission Expires 3/20/2006

In testimony whereof, "R.L. NOREMAM CORP.", a Missouri Corporation, has caused these presents to be signed by its president and its seal to be affixed this 25 day of June, 2002.
By: Roger W. Cameron, President
"R.L. NOREMAM CORP."
STATE OF MISSOURI }
COUNTY OF COLE } ss
On this 25 day of June, 2002, before me personally appeared Roger W. Cameron, to me known, who, being by me duly sworn, did say that he is President of R.L. Noremam, Corp., that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed in behalf of said corporation by authority of its Board of Directors. And the said Roger W. Cameron acknowledges said instrument to be the free act and deed of said Corporation.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the day and year first written above.
Robbie E. Pace-Courtright, Notary Public
My Commission expires: 03/20/06
"NOTARY SEAL"
Robbie E. Pace-Courtright, Notary Public
Cole County, State of Missouri
My Commission Expires 3/20/2006

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: **CHARLESTON PLACE - SECTION THREE**
SE 1/4, SEC. 5, T44N, R12W
FOR: **ESTATE LAND DEVELOPMENT CORP.**

DATE 8-23-2001	DRN. BY JHH	SCALE 1"=60'	BOOK 617/673
REV. 5-23-2002	CD. BY CCC	SHEET 1 of 1	JOB NO. 92-213

SubD. 444.00