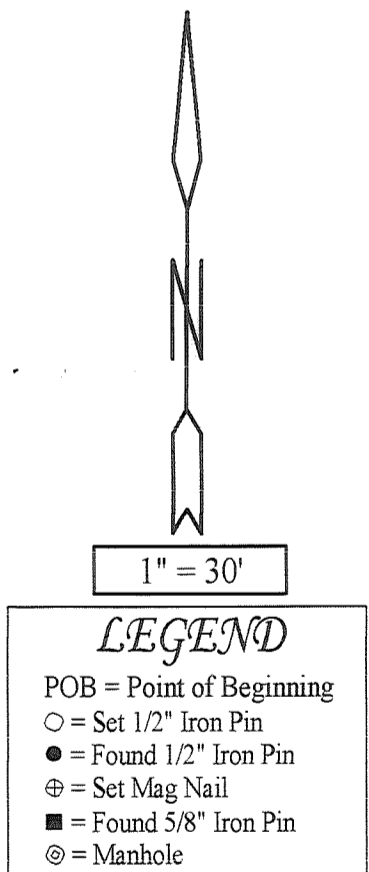
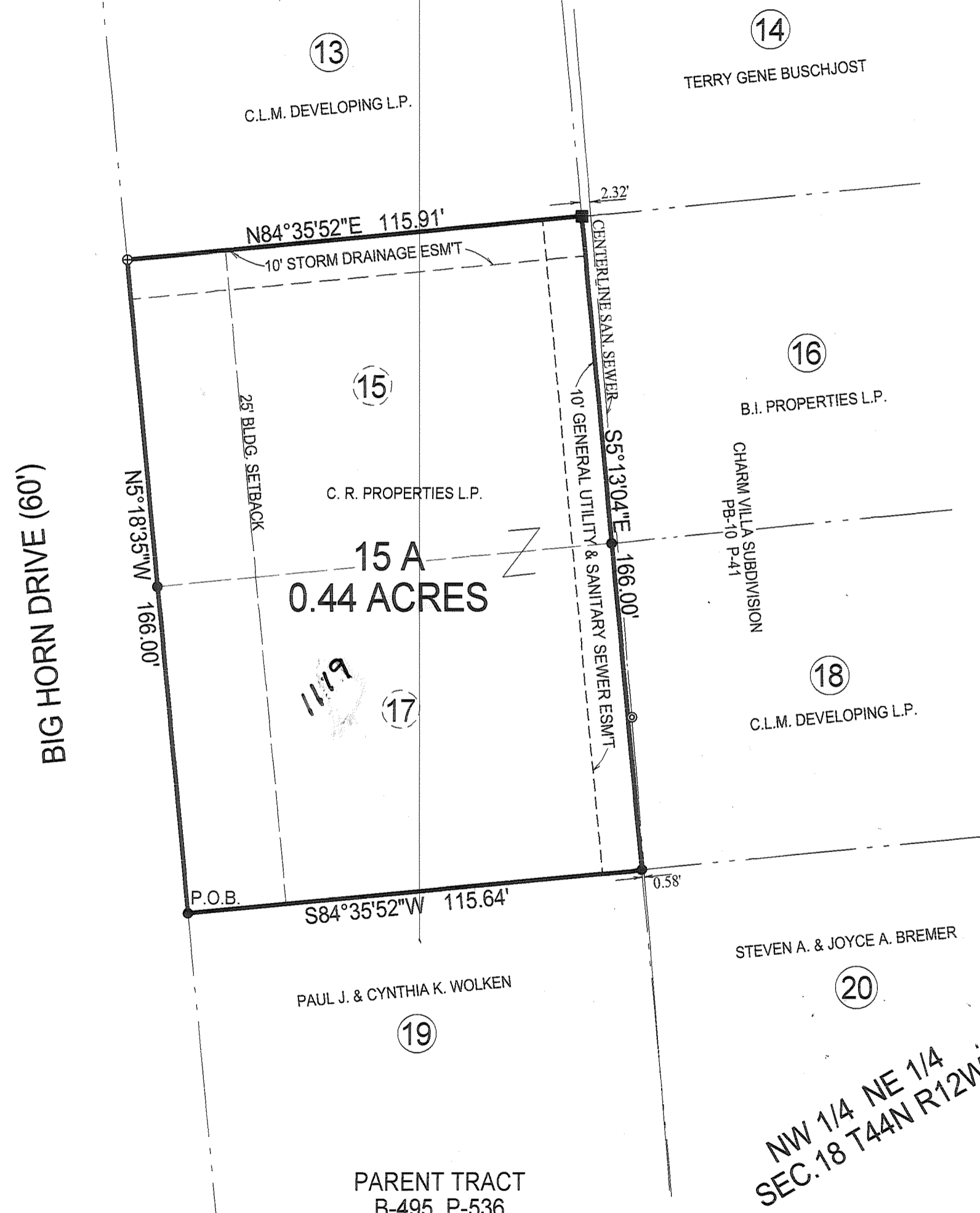
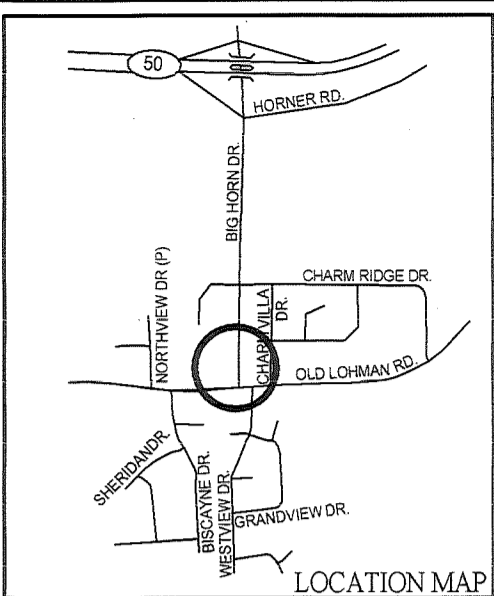


# REPLAT OF LOTS 15 AND 17 OF CHARM VILLA, SUB. DIV.

0.44 ACRES

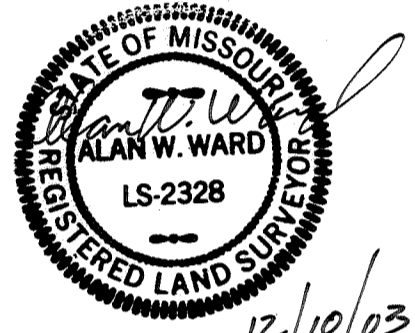


### PROPERTY DESCRIPTION

All of Lot 15 and Lot 17 of CHARM VILLA, SUB. DIV., as per plat of record in Plat Book 10, Page 41, Cole County Recorder's Office, being part of the Northwest Quarter of the Northeast Quarter of Section 18, Township 44 North, Range 12 West, Cole County, Missouri; more particularly described as follows: Beginning at the southwesterly corner of said Lot 17; thence N05°18'35"W, along the westerly boundary of said Lot 15 and Lot 17, 166.00 feet to the northwesterly corner of said Lot 15; thence N84°35'52"E, along the northerly boundary of said Lot 15, 115.91 feet to the northeasterly corner thereof; thence S05°13'04"E, along the easterly boundary of said Lot 15 and Lot 17, 166.00 feet to the southeasterly corner of said Lot 17, thence S84°35'52"W, along the southerly boundary of said Lot 17, 115.64 feet to the point of beginning. Containing 0.44 acres. Bearings are based on said subdivision.

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of Kenneth Thoenen, a survey was made under my personal direction regarding the above described property and the results of said survey are represented correctly on this plat and was performed in accordance with the requirements of the standards for a Suburban 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 10th day of December, 2003



Alan W. Ward, P.L.S. #2328

### OWNER'S CERTIFICATE

Know all men by these presents, that I, the undersigned, being the owner of the tract of land described in the forgoing Property Description, have caused said tract to be surveyed and subdivided into a lot, and on this plat the number of said lot and the size thereof is fully and truly set forth, and I, the undersigned, do hereby dedicate to the public, all easements not presently of record, as shown on this plat, which shall be known as REPLAT OF LOTS 15 AND 17 CHARM VILLA, SUB. DIV. All taxes due and payable against said property have been paid in full. In testimony whereof, C. R. PROPERTIES L.P., A COLORADO LIMITED PARTNERSHIP, has caused these presents to be signed by its general partner this 11 day of December, 2003.

KEN THOENEN HOMES, INC.  
GENERAL PARTNER

*Kenneth J. Thoenen*  
Kenneth J. Thoenen, President

State of Missouri)  
County of Cole )

On this 11 day of December, 2003, before me personally appeared Kenneth J. Thoenen, known, who, being by me duly sworn, did say he is President of Ken Thoenen Homes, Inc.; that the said instrument was signed in behalf of said Corporation and said Kenneth J. Thoenen acknowledged said instrument to be the free act and deed of said corporation.

In Testimony whereof, I have hereunto set my hand and affixed my seal this 11 day of December, 2003.

*Margaret Thoenen*  
Notary Public My Commission Expires: Sept 21, 2004  
*Margaret Thoenen*

10' UTILITY EASEMENT ALONG ALL FRONT LOT LINES

NOTE:  
The lots in this subdivision conform to the requirements for High Density Residential as set forth by the Subdivision Design and Improvements Standards in the rules for Land Subdivision of Cole County and amendments thereto.  
The 10' building lines for the side and rear property lines shall conform to County Planning regulations for Cole County.  
Water Supply - Water Dist #1  
Sanitary Sewer - City of Jefferson  
Electrical Power - Three Rivers  
Telephone - Sprint  
Land Use - Residential

"We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on this 9<sup>TH</sup> day of December, 2003"

**COPY**

*Duane Amos*  
Duane Amos, Chairman  
*Chris W. Yarnell*  
Chris W. Yarnell, P.E., Director

State of Missouri) 200324031  
Document No.  
County of Cole)  
Filed for record 16 day of December, 2003  
at 11 o'clock and as:11 minutes A m.,  
recorded in Book 12, Page 387  
Larry D. Rademan, Recorder  
*Debbie Fischer* Deputy

MID MISSOURI SURVEYING CO. LLC  
2610 BALD HILL ROAD  
JEFFERSON CITY MO. 65101

TITLE REPLAT OF LOTS 15 AND 17 OF CHARM VILLA, SUB. DIV.			
FOR KEN THOENEN			
DATE 11/2004	BOOK NO. 37	SCALE 1" = 30'	DRN. BY NW
REVISION DATE	CKD BY	SHEET OF	JOB NO. 103-32

CCPW