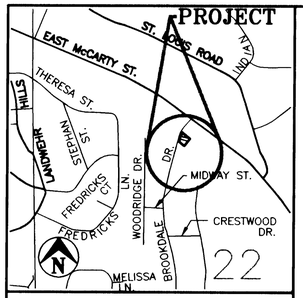
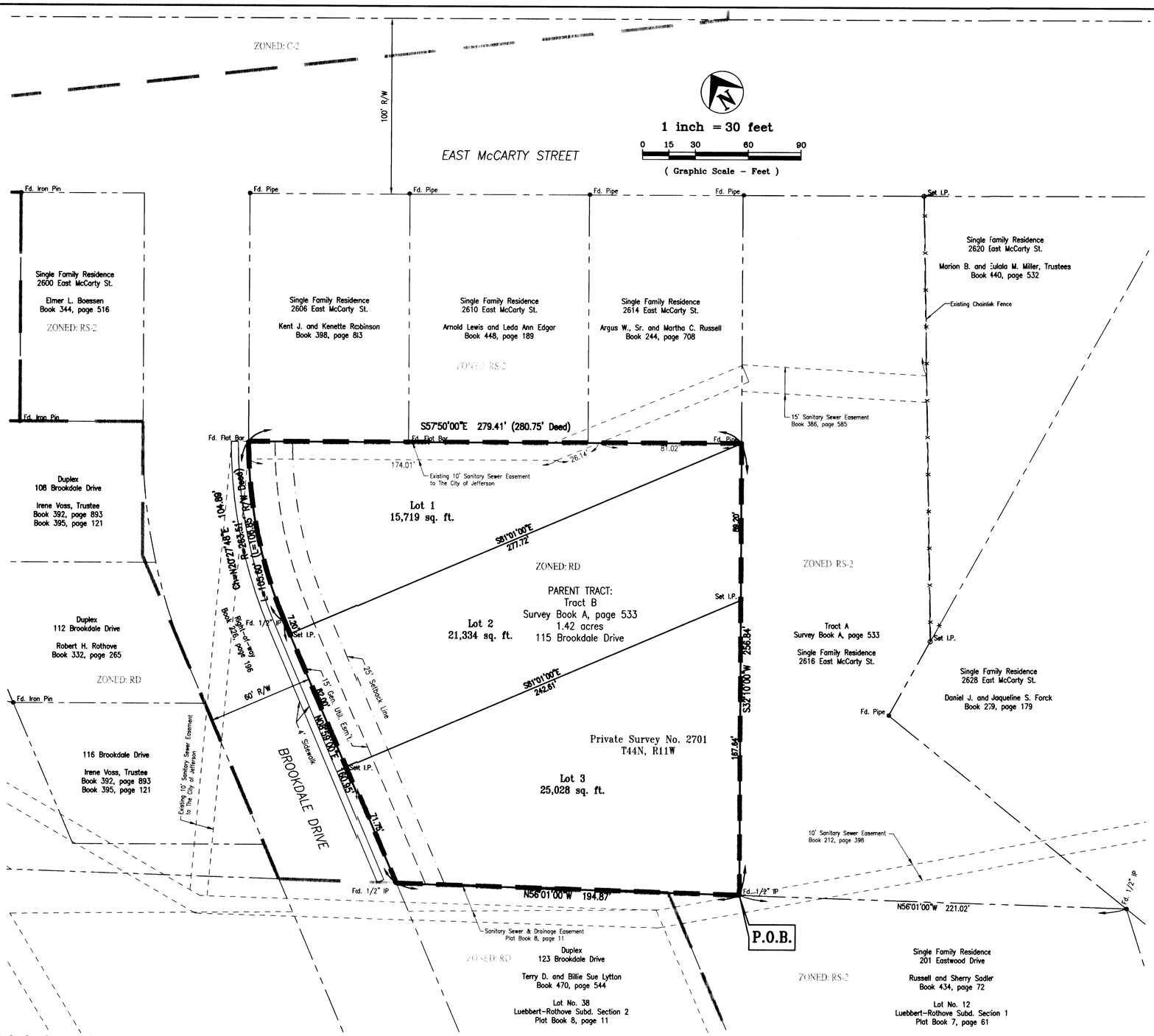
CREEK MEADOW SUBD.

Part of Private Survey No. 2701
City of Jefferson, Cole Co. MO
Area: 1.42 acres
Existing Zoning: RS-1
Proposed Zoning: RD



SITE LOCATION MAP

No Scale



NOTES:
1. BEARING BASE: As per Luebbert-Rothove Subdivision Section 1, Plat Book 7, page 61, Cole County Recorder's Office, Cole County, Missouri;

2. RECORD SOURCE: As per deed of record in Book 485, page 655, Cole County Recorder's Office.

3. Set 1/2" Iron Pin with cap at all Property corners, unless noted otherwise.

4. This property is NOT within the 100 year Flood Hazard Zone as indicated by FIRM Map No. 290108-0005 C dated October 6, 1981.

5. Sidewalk to be installed as per City of Jefferson standards.

6. Utilities:
Water - Cole County P.W.S.D. No.1
Sanitary Sewer - City of Jefferson
Electric - AmerenUE
Telephone - Sprint

COPY

PROPERTY BOUNDARY DESCRIPTION
Tract B of a Survey of record in Book A, page 533, Cole County Recorder's Office, being a part of Private Survey No. 2701, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northeasterly corner of Lot 12 of Luebbert-Rothove Subdivision Section 1, as per plat of record in Plat Book 7, page 61, Cole County Recorder's Office; thence N56°01'00"W, along the northerly line of said Lot 12, 221.02 feet to the POINT OF BEGINNING; thence N56°01'00"W along the northerly line of said Lot 12 and the northerly line of Lot 38 of Luebbert-Rothove Subdivision Section 2, as per plat of record in Plat Book 8, page 11, Cole County Recorder's Office, 194.87 feet to the northwesterly corner of said Lot 38, said corner also being a point on the easterly right-of-way line of Brookdale Drive; thence N08°59'00"E, along the easterly right-of-way line of Brookdale Drive, 180.95 feet; thence northeasterly, along the easterly right-of-way line of Brookdale Drive, on a curve to the right having a radius of 263.51 feet, an arc distance of 105.60 feet, (the chord of said curve being N20°27'48"E, 104.89 feet) to the southwesterly corner of a tract described by deed of record in Book 398, page 83, Cole County Recorder's Office; thence S57°50'00"E, along the southerly line of said tract described by deed of record in Book 398, page 83, the southerly line of a tract described by deed of record in Book 448, page 189, Cole County Recorder's Office, and the southerly line of a tract described by deed of record in Book 244, page 708, Cole County Recorder's Office, 279.41 feet to the southeasterly corner of said tract described by deed of record in Book 244, page 708; thence S32°10'00"W, 256.84 feet to the POINT OF BEGINNING.
Containing 1.42 acres

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Thomas and Nancy Suthoff, a survey and subdivision was made, under my personal direction regarding the above described property, and that the results of said survey are represented correctly on this plat, and that said survey was executed in accordance with the current requirements of the standards for an 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 19th day of May, 2004.

STATE OF MISSOURI
KEITH M. BRICKEY
REGISTERED LAND SURVEYOR
5-19-04

Keith M. Brickey, MO R.L.S. 2578

OWNERS 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 the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public for public use forever, all easements and right-of-ways (not presently of record), as shown on this plat, which shall be known as CREEK MEADOW SUBDIVISION.

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

In testimony whereof, the said party of the first part has hereunto set their hands this 19 day of May, 2004.

Thomas Suthoff Nancy Suthoff

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

On this 19 day of May, 2004 before me personally did appear the above signed owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this 19 day of May, 2004.

My Commission Expires: 12-30-07

Cance Cardwell
Cance Cardwell
Notary Public, Cole County

CANCE CARDWELL
Notary Public - Notary Seal
State of Missouri
County of Cole
My Commission Exp. 12/30/2007

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 by Ordinance No. 4764A

Approved this 28th day of May, 2004

John D. Landwehr, Mayor
Phyllis Powell, City Clerk
by Bonnie L. Meeder, Deputy City Clerk

Patrick E. Sullivan, P.E.
Director of Community Development

Document No. 200407150

STATE OF MISSOURI } ss
COUNTY OF COLE }

Filed for record 28 day of May, 2004
at 1 O'clock and 28:57 Minutes P M.,
recorded in Book 12, Page 431.

Larry D. Rademan, Recorder
Darrin Stubblefield
Deputy

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

TITLE: CREEK MEADOW SUBDMISION
115 Brookdale Drive, Jefferson City, MO

FOR: Tom Suthoff

DATE	02-09-2004	DRN. BY	C.F.B.	SCALE	1"=30'	BOOK	
REV. DATE	03-09-2004	CKD. BY	K.B.	SHEET	1 OF 1	JOB NO.	03-050(S)

Subd 456.00 City