

COUNTRY HILL ESTATES SECTION TWO

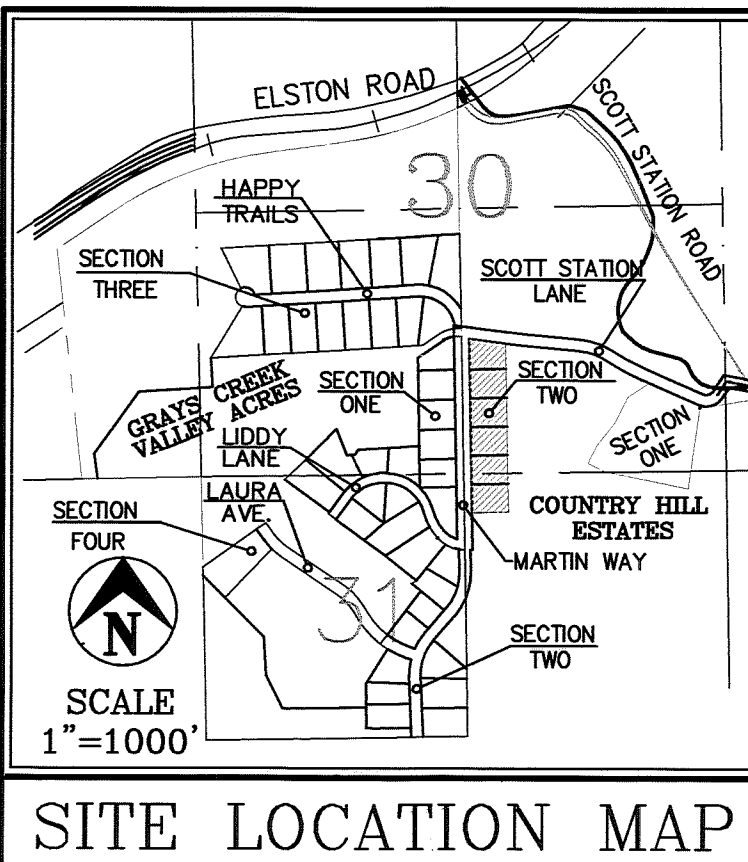
MEDIUM DENSITY RESIDENTIAL

3.25 ACRES

PROPERTY BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 45 North, Range 12 West, and part of the Northeast Quarter of the Northeast Quarter of Section 31, Township 45 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 30, Township 45 North, Range 12 West, Cole County, Missouri; thence along the Section Line S87°08'00"E, 40.00 feet to the easterly Right-of-Way of MARTIN WAY as dedicated to the County of Cole in Book 518, page 5, Cole County Recorder's Office and the POINT OF BEGINNING; thence along the easterly Right-of-Way of MARTIN WAY N2°29'23"E, 704.62 feet measured (704.36 feet record) to the southerly Right-of-Way of SCOTT STATION LANE as dedicated to the County of Cole in Book 518, page 5, Cole County Recorder's Office; thence along the southerly Right-of-Way of SCOTT STATION LANE S79°08'03"E, 192.04 feet; thence leaving the southerly Right-of-Way of SCOTT STATION LANE S2°29'23"W, 731.72 feet; thence N87°30'37"W, 190.14 feet to the easterly Right-of-Way of MARTIN WAY as dedicated to the County of Cole in Book 518, page 5, Cole County Recorder's Office; thence along the Right-of-Way of MARTIN WAY N2°38'16"E, 55.02 feet to the point of beginning. Containing 3.25 Acres.

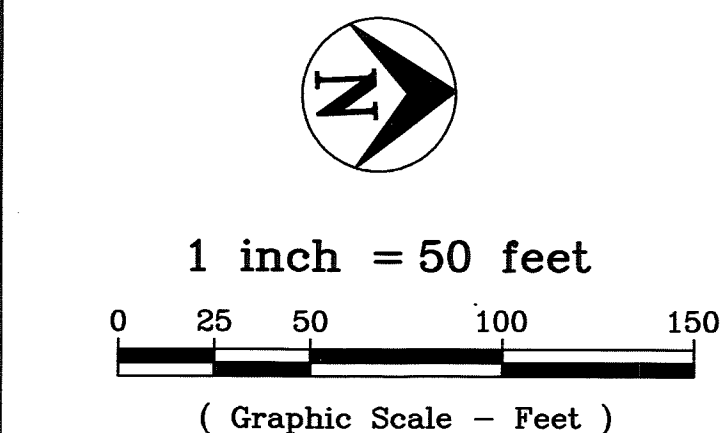


BEARING BASE: GRAYS CREEK VALLEY ACRES SECTION ONE, PLAT BOOK 12, PAGE 190, COLE COUNTY RECORDER'S OFFICE.

PARENT TRACT
 RICHARD R. ROUSSELOT &
 MARIULA A. ROUSSELOT TRUSTEES
 BOOK 174, PAGE 219
 BOOK 398, PAGE 246
 BOOK 518, PAGE 5

SW 1/4 - SE 1/4
 SEC. 30, T45N, R12W

GRAYS CREEK VALLEY ACRES
 SECTION THREE
 PLAT BOOK 12, PAGE 586 (61)



NW 1/4 - NE 1/4
 SEC. 31, T45N, R12W

GRAYS CREEK VALLEY ACRES
 SECTION ONE
 PLAT BOOK 12, PAGE 190

15' SANITARY SEWER
 EASEMENT
 BOOK 415, PAGE 845 (60)

OWNER'S CERTIFICATE

Know all men by these presents that We, the undersigned owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots 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 Right-of-ways and Easements (not presently of record) as shown on this plat and said plat shall be known as COUNTRY HILL ESTATES SECTION TWO.

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 this 29 day of July, 2008.

Richard R. Rousselet, Trustee
 Richard R. Rousselet, Trustee
Mariula A. Rousselet, Trustee
 Mariula A. Rousselet, Trustee
 Richard R. Rousselet and Mariula A. Rousselet Trust - U/A/D 6/16/97

STATE OF MISSOURI } ss

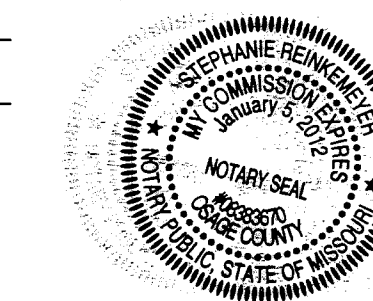
COUNTY OF COLE }

On this 29 day of July, 2008, 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 set my hand and affixed my seal this 29 day of July, 2008.

My Commission Expires: 1-5-12

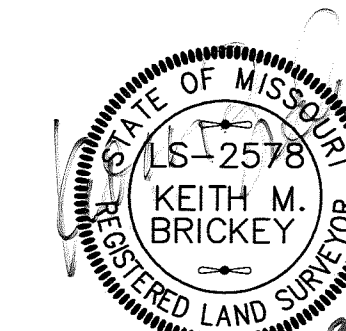
Stephanie Reinhold Meyer
 Notary Public



SURVEYOR'S CERTIFICATE

This is to certify that at the request of RICHARD R. ROUSSELOT, 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 on said plat and that said survey 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 29 day of July, 2008.



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

NE 1/4 - NE 1/4
 SEC. 31, T45N, R12W

NOTE: ALL PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO A VOLUNTARY ANNEXATION INTO THE CITY OF JEFFERSON UPON BECOMING CONTIGUOUS WITH THE CORPORATE LIMITS OF THE CITY OF JEFFERSON.

SE 1/4 - SE 1/4
 SEC. 30, T45N, R12W

- NOTES:**
- Area of flood hazard shown according to FIRM PANEL 29051C01100. A Flood study by Central Missouri Professional Services is being prepared which shows LAGS on all the affected lots.
 - The Building Setback lines for the side and rear property lines shall be 10 feet to conform with the Planning Regulations for the County of Cole and the front setback line shall be 30'.
 - Set 1/2" I.P. w/cap at all new lot corners except where otherwise shown.
 - The lots in this subdivision conform to the requirements for Medium Density as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.

- 5. UTILITIES:**
- WATER SUPPLY - INDIVIDUAL
 - SANITARY SEWER - CITY OF JEFFERSON
 - GAS SUPPLY - AMEREN UE
 - ELECTRICAL POWER - THREE RIVERS
 - TELEPHONE - EMBARQ
 - LAND USE - RESIDENTIAL
- Subject to Restrictions and Easements of Record, Book 566, Page 217
 - Bearings based on Grid North as Determined by G.P.S. observations.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 8 day of April, 2008.

Duane Amos
 DUANE AMOS, Chairman
Larry Benz
 Larry Benz, P.E., Director

STATE OF MISSOURI } ss
 COUNTY OF COLE }

Filed for record 11 day of August, 2008.

at 9 O'clock and 23:28 Minutes A. M.,

recorded in Book 12, Page 642

Larry D. Rademan, Recorder

Deputy

Document No. 200809526

COPY

Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101 Phone (573) 634-3455 FAX (573) 634-8888			
TITLE COUNTRY HILL ESTATES SECTION TWO SE 1/4 SEC.30 & NE 1/4 SEC.31, T45N, R12W			
FOR RICHARD R. ROUSSELOT			
DATE 2-21-08	DRN. BY JRH	SCALE 1"=50'	BOOK
REV. 3-24-08			
DATE 4-02-08	CKD. BY KMB	SHEET 1 OF 1	JOB NO. 07-096

C 0181