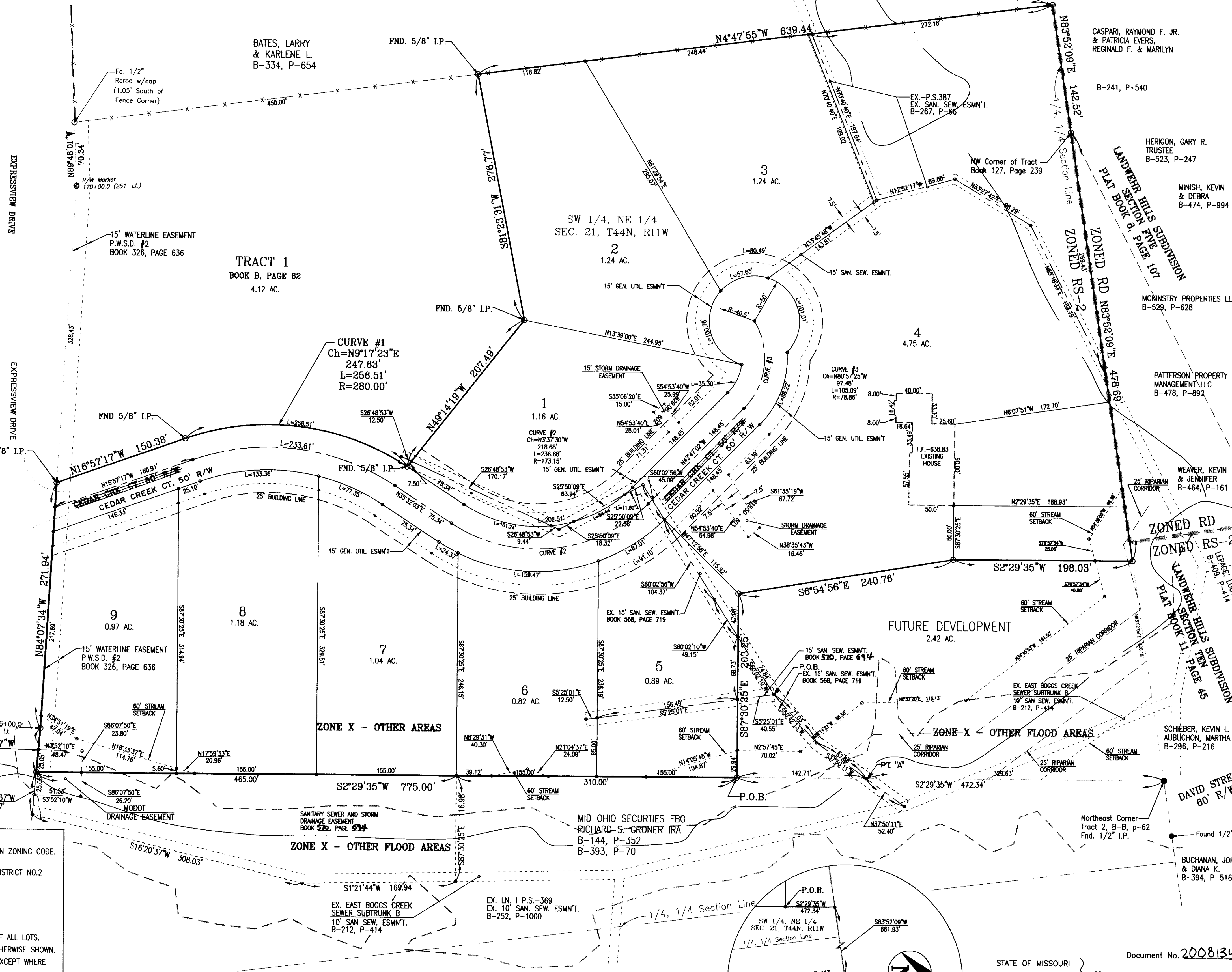
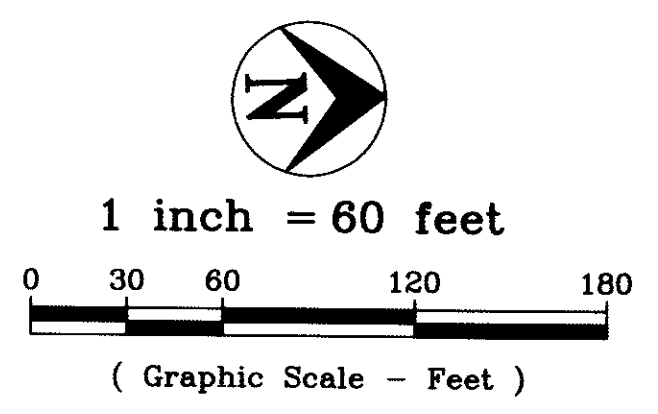
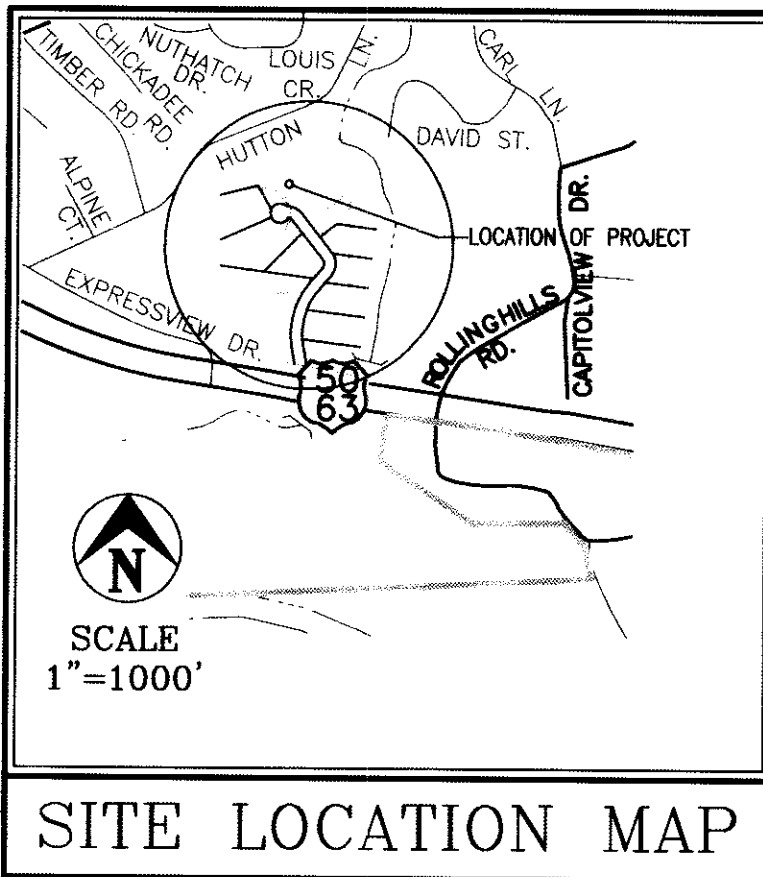


# CEDAR WOODS ON THE CREEK

## 14.53 ACRES - ZONED RS-2

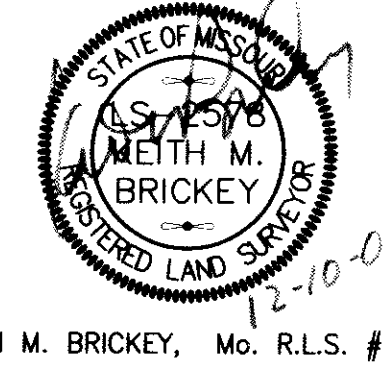


**PROPERTY BOUNDARY DESCRIPTION**  
 Part of Tract 2 of a Parcel Division recorded in Book B, Page 62 Cole County Recorder's Office being part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 44 North, Range 11 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:  
 From the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 21; thence S83°52'09"W, along the Quarter Quarter Section Line, 825.00 feet to the northwest corner of a tract described by deed of record in Book 123, Page 413, Cole County Recorder's Office and said corner being the northeast corner of another tract described in Book 127, Page 239, Cole County Recorder's Office; thence continuing S83°52'09"W, along the Quarter Quarter Section Line, 661.93 feet to the southeast corner of Lot No. 324 of LANDWEHR HILLS SUBDIVISION SECTION 10, as per plat of record in Plat Book 11, Page 45, Cole County Recorder's Office also being the northeast corner of Tract 2 as recorded in Book B, Page 62, Cole County Recorder's Office; thence leaving the Quarter Quarter Section Line S02°29'35"W, 472.34 feet to the POINT OF BEGINNING; thence S02°29'35"W, 775.00 feet to a point on the northerly line of the U.S. Highway 50/63 right-of-way; thence westerly along the said right-of-way line the following courses: N62°37'37"W, 49.09 feet; thence N64°07'34"W, 271.94 feet; thence leaving the U.S. Highway 50/63 right-of-way line N16°57'17"W, 150.38 feet, then northerly on a curve to the right, having a radius of 280.00 feet, on an arc distance of 256.51 feet, (Ch: N9°17'23"E, 247.63 feet); thence N49°14'19"W, 207.49 feet, then S81°23'31"W, 276.77 feet to an existing fence line; thence N04°47'55"W, along said existing fence line, 639.44 feet to a point on the north line of the Southwest Quarter of the Northeast Quarter of said Section 21; thence N83°52'09"E, along the Quarter Quarter Section Line, 142.52 feet to the northwest corner of the aforesaid tract described in Book 127, Page 239; thence continuing N83°52'09"E, along the Quarter Quarter Section Line, 478.69 feet; thence leaving the Quarter Quarter Section Line S02°29'35"W, 198.03 feet; thence S06°54'56"E, 240.76 feet; thence S87°30'25"E, 203.25 feet to the point of beginning. Containing 14.53 Acres.

**OWNER'S CERTIFICATE**  
 Know all men by these presents that I, the undersigned owner of the tracts of land described in the foregoing Property Boundary Descriptions, have caused said tract to be surveyed and subdivided into two tracts on this plat. The tract numbers and the sizes thereof are fully and truly set forth.  
 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 hand and seal this 10th day of Dec., 2008.  
 Richard S. Groner  
 Richard S. Groner  
 d/b/a Grofam 1  
 Joann C. Groner  
 Joann C. Groner

STATE OF MISSOURI }  
 COUNTY OF COLE } ss  
 On this 10th day of Dec., 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 TESTIMONY WHEREOF, I have set my hand and affixed my seal this 10th day of Dec., 2008.  
 My Commission Expires: 8-20-11  
 Debra Nash  
 Notary Public

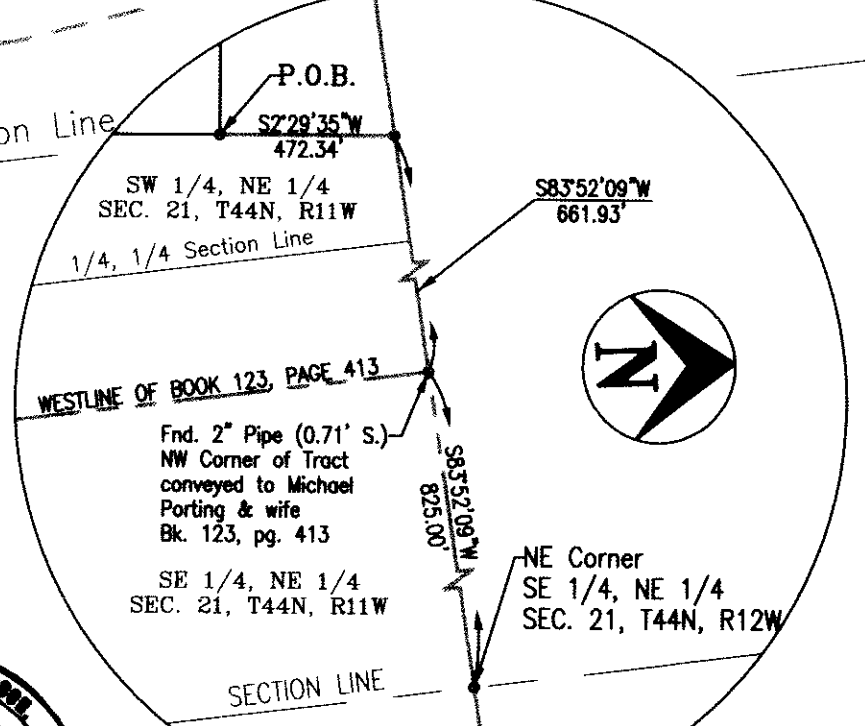
**SURVEYOR'S CERTIFICATE**  
 This is to certify that at the request of Richard S. Groner, a Property Boundary Survey was made under my personal direction regarding the property shown on this plat, and that the results are represented correctly. This survey was performed in accordance with the current standards for an Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects.  
 In Witness whereof, I have hereunto set my seal and signature this 10th day of Dec., 2008.



- NOTES:**
- 1.) THE SETBACK LINES SHALL BE PER CITY OF JEFFERSON ZONING CODE.
  - 2.) UTILITY NOTES:  
 WATER SUPPLY - COLE COUNTY PUBLIC WATER SUPPLY DISTRICT NO. 2  
 SANITARY SEWER - CITY OF JEFFERSON  
 ELECTRICAL POWER - AMEREN UE  
 TELEPHONE - EMBARQ  
 CABLE TV - MEDIAMON  
 NATURAL GAS - AMEREN UE  
 LAND USE - RESIDENTIAL-SINGLE FAMILY ZONING RS-2
  - 3.) 15' GENERAL UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS.
  - 4.) 30' RADIUS AT ALL STREET INTERSECTIONS UNLESS OTHERWISE SHOWN.
  - 5.) SET 1/2" REROD W/CAP AT ALL NEW LOT CORNERS EXCEPT WHERE OTHERWISE NOTED.
  - 6.) PROPOSED PARKING ON EAST SIDE OF CEDAR CREEK ROAD.
  - 7.) AREAS OF FLOOD HAZARD ARE SHOWN AS (ZONE X - OTHER FLOOD AREAS) AND AS (ZONE X - OTHER AREAS) AS SHOWN ON FIRM PANEL NUMBER 29051C0412D EFFECTIVE DATE DECEMBER 2, 2005.
  - 8.) PARENT TRACT: RICHARD S. GRONER - D/B/A GROFAM1 BOOK 393, PAGE 71

NOTE: THE SANITARY SEWER AND STORM DRAINAGE EASEMENT SHOWN ABOVE, OUTSIDE OF THE PLATTED AREA IS SHOWN SO THE PROPOSED LOTS 7-9 WILL HAVE PUBLIC ACCESS TO A SANITARY SEWER MAIN. PRIVATE SERVICE LATERALS WILL BE NECESSARY TO SERVE EACH OF THESE LOTS FROM THE MAIN UPON THE ADJACENT LOTS.

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. 14449.  
 Approved this 22nd day of December, 2008.  
 John Landwehr, Mayor  
 Phyllis Powell, City Clerk  
 Patrick E. Sullivan, P.E.  
 Director of Community Development



STATE OF MISSOURI }  
 COUNTY OF COLE } ss  
 Document No. 200813452  
 Filed for record 31 day of DECEMBER 2008.  
 at 1 O'clock and 53:57 Minutes P.M.,  
 recorded in Book 12, Page 653  
 Larry D. Rademan, Recorder  
 DEBRA NASH  
 Deputy

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: CEDAR WOODS ON THE CREEK  
 2345 EXPRESSVIEW DRIVE  
 FOR: RICHARD S. GRONER

DATE 10-13-08	DRN BY JHH	SCALE 1"=60'	BOOK
REV. 10-14-08			
DATE 12-08-08	CKD BY RMB	SHEET 1 of 1	JOB NO. 97-118

SUB 495.00 CITY