

DIX ACRES - SECTION TWO

8.05 ACRES ZONED M-1

PROPERTY DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northeast corner of the Southwest Quarter of said Section 4; thence S85°52'02"W, along the Quarter Section Line, 51.49 feet to the point of beginning for this description; thence S37°05'33"E, 277.24 feet; thence N52°54'07"E, 205.46 feet; thence S23°45'45"E, 128.46 feet to the northwesterly corner of Lot 4 of DIX ACRES SUBDIVISION, in the City of Jefferson, Missouri, as per plat of record in Plat Book 9, Page 31, Cole County Recorder's Office; thence S03°54'09"E, along the westerly line of said Lot 4, 125.50 feet to the northeasterly corner of Lot 5, of said DIX ACRES SUBDIVISION; thence S58°42'11"W, along said easterly right-of-way line, 111.64 feet to the northwesterly corner of said Lot 5; thence S03°54'09"E, along the westerly line of said Lot 5, 200.00 feet to the northerly right-of-way line of NORTH TEN MILE DRIVE; thence S58°28'20"W, along said northerly line, 115.09 feet; thence N30°37'01"W, along the northerly right-of-way line of said NORTH TEN MILE DRIVE, 1.41 feet; thence S62°08'00"W, along the northerly right-of-way line of NORTH TEN MILE DRIVE, 272.00 feet to the easterly right-of-way line of SCOTT STATION ROAD; thence N38°39'21"W, along said easterly right-of-way line, 151.77 feet; thence N37°05'53"W, along the easterly right-of-way line of SCOTT STATION ROAD, 420.76 feet to the southwesterly corner of a tract of land described in Book 360, Page 269, Cole County Recorder's Office; thence N52°54'07"E, along the southerly line of said tract, 305.48 feet to the southeasterly corner thereof; thence N37°05'53"W, along the easterly line of said tract in Book 360, Page 269, and along the easterly line of another tract described in Book 320, Page 104, Cole County Recorder's Office, 156.88 feet to the northerly line, 231.87 feet to the point of beginning.

Containing in all, 8.05 acres.
Bearings based on MALLRIDGE SUBDIVISION.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of DAVID R. GOLLER, 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 performed in accordance with the requirements of the standards for a Class "A" property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, 4 CSR 30-8.020.

In Witness whereof, I have hereunto set my seal and signature this 20th day of OCT, 1994

Larry V. Bricker
Larry V. Bricker, Mo.R.L.S. #1188

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 and on this plat the number of the lots and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all easements (not presently of record), as shown on this plat.

This plat shall be known as DIX ACRES, SECTION TWO.
All taxes due and payable against said property have been paid in full.

In Testimony whereof, I have hereunto set my hand and affixed my official seal at my office in Jefferson City, Missouri, the day and year first above written.

David R. Goller
David R. Goller
Barbara G. Goller
Barbara G. Goller

Neal Conrad Linhardt and Margaret Linhardt, Trustees of the Margaret Linhardt Trust under the will of E.G. Linhardt dated 12-5-74.

Neal Conrad Linhardt
Neal Conrad Linhardt, Trustee
Margaret Linhardt
Margaret Linhardt, Trustee

Barbara L. Rippeto

STATE OF MISSOURI } ss
COUNTY OF COLE }

On this 20th day of Oct, 1994, before me personally did appear David R. Goller, Barbara G. Goller, and Margaret Linhardt (a trustee of the Margaret Linhardt Trust under the will of E.G. Linhardt dated 12-5-74, who acknowledged that she executed the foregoing instrument individually and in her capacity as trustee), and Barbara L. Rippeto (who declares herself to be single and unmarried), all known by me to be the persons described in the foregoing instrument, and who executed the same as their free act and deed.

In Testimony whereof, I have hereunto set my hand and affixed my seal this 20th day of Oct, 1994.

My Commission Expires: _____

Kay Miermeys
Notary Public, STATE OF MO
CITY OF JEFFERSON

STATE OF _____ } ss
COUNTY OF _____ }

On this _____ day of _____, 19____, before me personally did appear Neal Conrad Linhardt (a trustee of the Margaret Linhardt Trust, under will of E.G. Linhardt, dated 12-5-74, who acknowledged that he executed the same individually and in his capacity as trustee) and known by me to be the person described in and who executed the foregoing instrument, as his free act and deed.

In Testimony whereof, I have hereunto set my hand and affixed my seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

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. 1217C.

Approved this 20th day of October, 1994

Louise Gardner
Louise Gardner, Mayor
Phyllis Powell
Phyllis Powell, City Clerk

Martin A. Brose
Martin A. Brose
Director of Public Works
Keith A. DeVault
Keith A. DeVault
Director of Planning and Code Enforcement

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (314) 634-3455
FAX (314) 634-8898

TITLE **DIX ACRES - SECTION TWO**
SEC. 4, T44N, R12W (FINAL PLAT) **COMPLETED**

FOR **DAVID GOLLER**

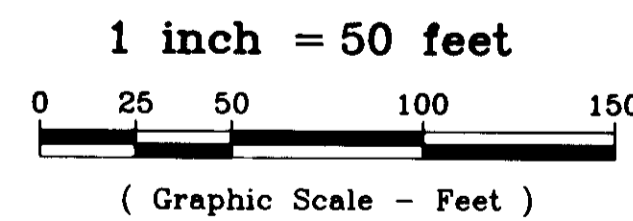
DATE SEPT., 1994	SCALE 1"=50'	BOOK 388
REV. OCT., 1994	SHEET 1 of 1	JOB NO. 78-30

STATE OF MISSOURI } ss
COUNTY OF COLE }

Filed for record, 20th day of Nov, 1994
at 11:00 o'clock and 23 Minutes A.M.,
recorded in Book 11, Page 119.

DAVID R. NEWSAM, Recorder

Document No. 11649



BEARING BASE: MALLRIDGE ADDITION

