

TALL OAKS SUBD. SEC. 3  
P.B.-II P.-403

TALL OAKS SUBD. SEC. 1  
P.B.-II P.-363

PROPERTY DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 5, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows: Beginning at the northeast corner of the Southeast Quarter of Section 5; thence S03°33'03"E along the westerly line of Mall Ridge Addition - Section 8, as shown in Plat Book 11, Page 684, Cole County Recorder's Office, 1004.34 feet to the northwesterly corner of Mall Ridge Addition - Section 2, as shown in Plat Book 11, Page 90, Cole County Recorder's Office; thence S04°03'55"E along the westerly line of said Mall Ridge Addition - Section 2, 420.63 feet to the northeasterly corner of Emerald Ridge Subdivision - Section 1, as shown in Plat Book 11, Page 447, Cole County Recorder's Office; thence westerly along the northern line of said Emerald Ridge Subdivision - Section 1, the following courses: thence N87°10'38"W, 176.47 feet; thence N03°41'03"W, 23.13 feet; thence S86°18'57"W, 150.00 feet; thence S62°48'03"W, 314.18 feet; thence N01°58'58"W, 72.60 feet; thence N41°42'59"W, 115.02 feet; thence S48°17'01"W, 73.44 feet; thence N41°42'59"W, 100.00 feet; thence S48°17'01"W, 126.56 feet; thence S88°01'02"W, 439.91 feet to the Quarter Quarter Section Line; thence leaving the northerly line of said subdivision N04°10'55"W along the Quarter Quarter Section Line 1321.13 feet to the Quarter Section Line; thence N84°00'54"E along the Quarter Section Line 1353.11 feet to the point of beginning. Containing 42.26 acres. Bearings are based on the northerly line of said Emerald Ridge Subdivision - Section 1.

# "EMERALD RIDGE SUBDIVISION - SECTION TWO"

42.26 ACRES  
ZONED RS-2

1" = 80'

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of "KEN VAUGHAN & SON CONSTRUCTION COMPANY, INC.", a survey 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.

In Witness whereof, I have hereunto set my seal and signature this 21th day of September, 1994.

*Alan W. Ward*  
Alan W. Ward, Mo. R.L.S.

### OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, being the owner's of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots, streets, and easements and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public for public use forever, all streets and easements, (not presently of record) as shown on this plat, which shall be known as "EMERALD RIDGE SUBDIVISION - SECTION 2".

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

In testimony whereof, "KEN VAUGHAN & SON CONSTRUCTION COMPANY, INC.", a Missouri Corporation, has caused these presents to be signed by its president and its seal to be affixed this 21st day of September, 1994.

"KEN VAUGHAN & SON CONSTRUCTION COMPANY, INC.", a Missouri Corporation.

Attest: *David Vaughan* Secretary By: *Kenneth Vaughan* President

State of Missouri )  
                          )ss

County of Cole )Monteau

On this 21st day of September, 1994, before me personally did appear the above signed property 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 21st day of September, 1994.

*James Hubert*  
Notary Public  
My Commission Expires: August 21, 1998

### NOTES

- 1. 10' SANITARY SEWER EASEMENT B-316 P-385
- 2. 30' SANITARY SEWER EASEMENT B-283 P-272
- 3. 10' SANITARY SEWER EASEMENT B-310 P-277
- 4. 15' SANITARY SEWER EASEMENT
- 5. SANITARY SEWER AND STORM DRAINAGE EASEMENT
- 6. 15' STORM DRAINAGE EASEMENT
- 7. 30' STORM DRAINAGE EASEMENT
- 8. STORM DRAINAGE EASEMENT
  - ▲ SET 5/8" I.P.
  - NO POINT SET
  - SET 1/2" I.P.

NOTE: THE BUILDING LIMIT LINES FOR THE SIDE AND REAR PROPERTIES SHALL CONFORM TO THE PLANNING REGULATIONS FOR THE CITY OF JEFFERSON CITY, MISSOURI.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 319 PAGE 704

Document No. 00202

State of Missouri )  
                          )ss

County of Cole )

Filed for record 9 day of January, 1994

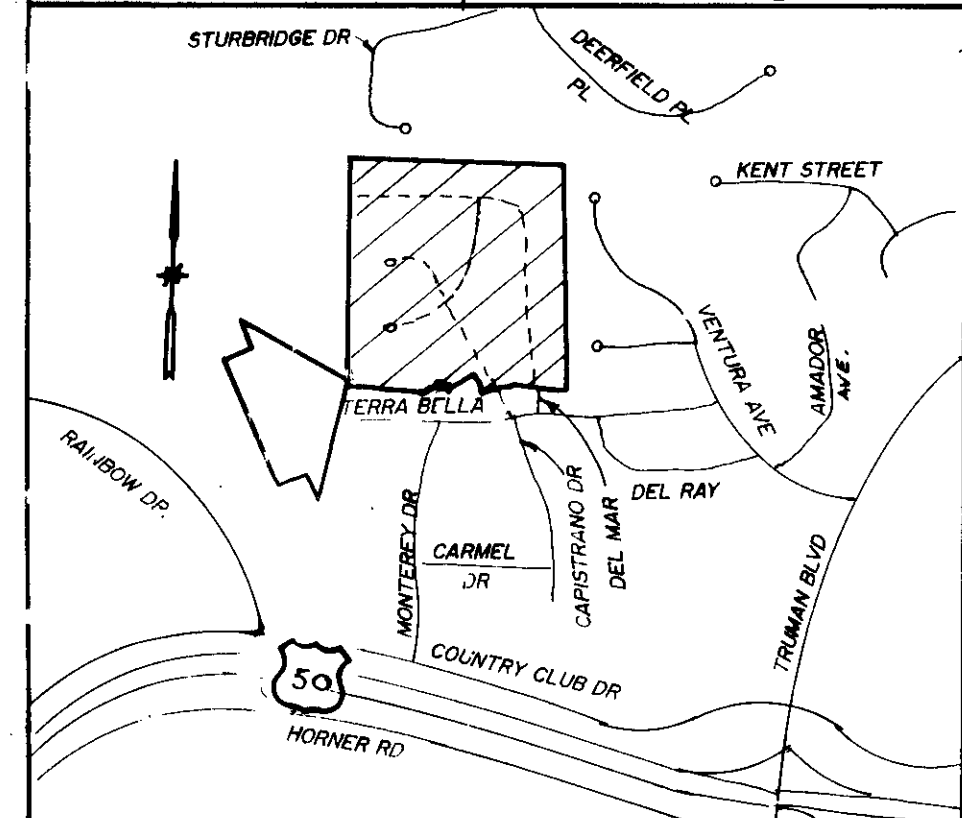
at 3 o'clock and 52 minutes P.M.

recorded in Book 11, Page 731

*Larry D. Rademan*  
Recorder

I, The City Clerk of the City of Jefferson, County of Cole, Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri by Ordinance No. 12206

*Louise Gardner* Mayor  
*Phyllis Powell* City Clerk  
*Martin A. Brose* Director of Public Works  
*Keith A. DeVault* Director of Planning & Code Enforcement



LOCATION MAP  
1"=1200'

