

EWERS' SUBDIVISION

Being all of BERKSHIRE ESTATES, Section One, as per plat of record in Plat Book 11, Page 325, and part of the West Half of the Northeast Quarter of Section 34, Township 45 North, Range 12 West)

Zoned RS-2
Containing 7.74 Acres

GARDENVIEW TERRACE SUBDIVISION, SECTION 6
(PLAT BOOK 7, PAGE 111)

GARDENVIEW TERRACE SUBDIVISION, SECTION 5
(PLAT BOOK 7, PAGE 79)

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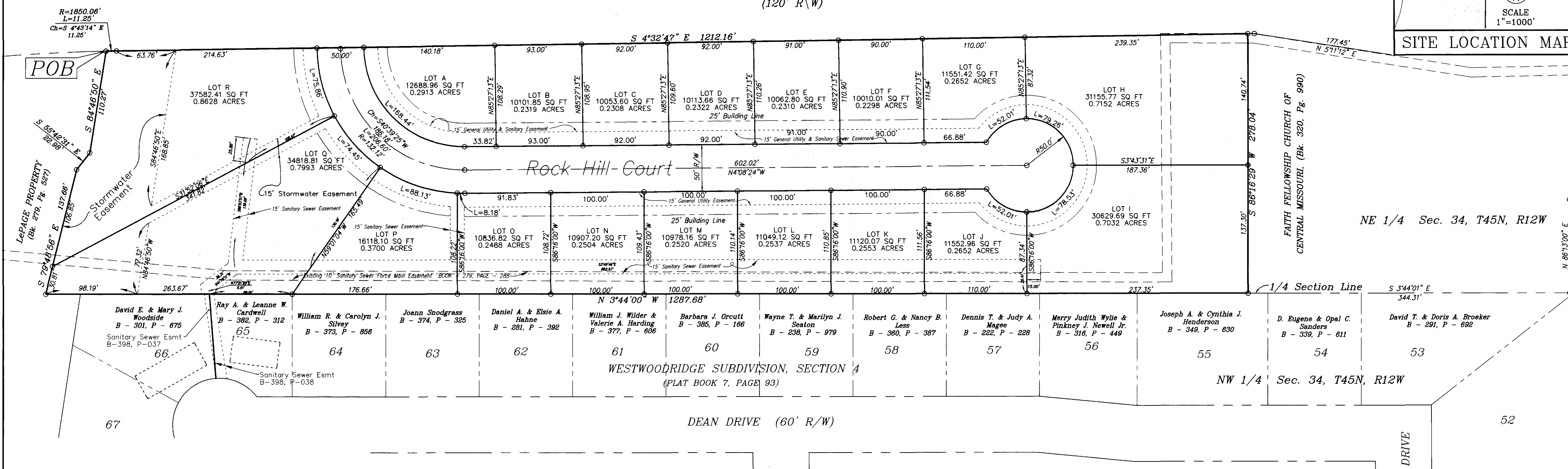
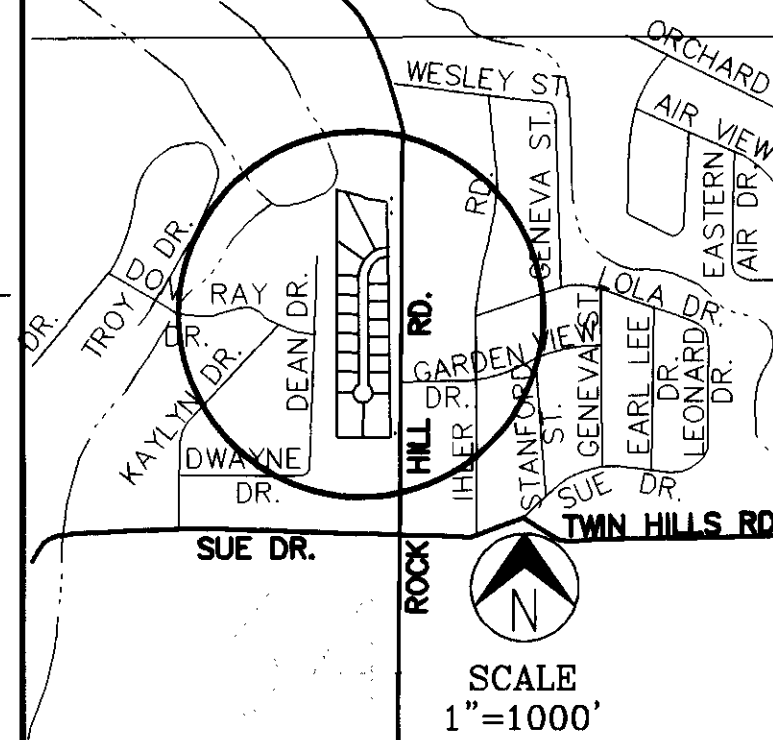
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ROCK HILL ROAD
(MISSOURI STATE ROUTE 179)
(120' R/W)



PROPERTY DESCRIPTION

Part of the West Half of the Northeast Quarter of Section 34, Township 45 North, Range 12 West and all of BERKSHIRE ESTATES, SECTION ONE, in the City of Jefferson, Missouri, as per plat of record in Plat Book 11, Page 325, Cole County Recorder's Office, more particularly described as follows:

Beginning at the most northerly corner of Lot 2 of said BERKSHIRE ESTATES, SECTION ONE, being on the westerly right-of-way line of Missouri State Route 179; thence southerly along said westerly line, on a curve to the right, having a radius of 1850.06 feet, an arc distance of 11.25 feet, the chord of said curve being S04°43'14"E, 11.25 feet; thence S04°32'47"E, along the westerly right-of-way line of said Missouri State Route 179, ROCK HILL ROAD, 1212.16 feet to the northeast corner of a tract of land described in Book 320, Page 990, Cole County Recorder's Office; thence S86°16'29"W, along the northerly line of said tract, 278.04 feet to the easterly line of WESTWOODRIDGE SUBDIVISION, SECTION 4, as per plat of record in Plat Book 7, Page 93, Cole County Recorder's Office; thence N03°44'00"W, along said easterly line and the northerly extension thereof, 1287.68 feet to the southerly line of a tract of land described in Book 279, Page 527, Cole County Recorder's Office; thence S79°48'56"E, along said southerly line, 137.66 feet; thence S55°42'31"E, along said southerly line 22.98 feet; thence S84°46'50"E, along the southerly line of said tract in Book 279, Page 527, 110.27 feet to the point of beginning. Containing in all 7.74 acres.

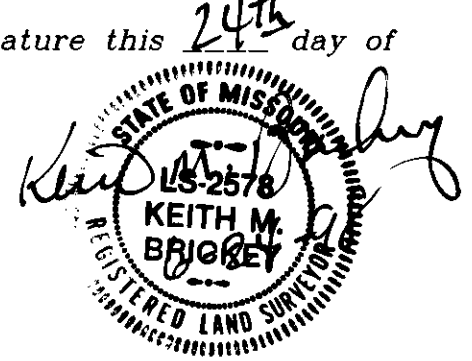
NOTE: THE BUILDING LIMIT LINES FOR THE SIDE AND REAR PROPERTY LINES SHALL CONFORM TO THE PLANNING REGULATIONS FOR THE CITY OF JEFFERSON, MISSOURI.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Jim Ewers, 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 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 24th day of JUNE, 1998.

Keith M. Brickey, Mo.R.L.S. #2578



NOTE: SET 5/8" RE-ROD W/CAP (PERMANENT MONUMENT) AT ALL LOT CORNERS, EXCEPT WHERE OTHERWISE NOTED.

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned owners of the tract of land described in the foregoing Property Boundary Description, have caused said tract to be surveyed and subdivided into lots and rights-of-way, and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth.

We do further dedicate to the public, for public use forever, all easements, not presently of record, as shown on this plat, which shall be known as EWERS' SUBDIVISION.

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

In Witness whereof, we have set our hands and seals this 24 day of JUNE, 1998.

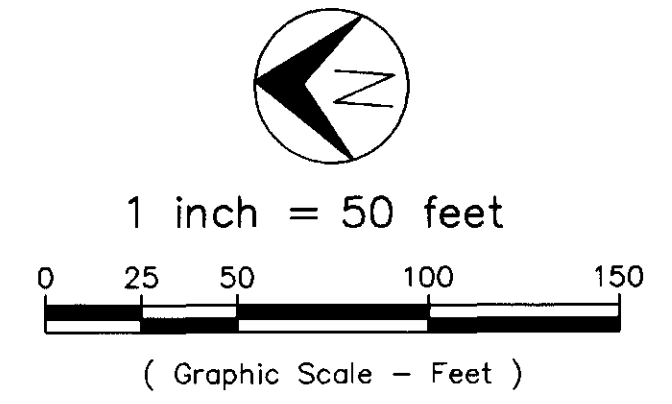
Robert Ewers, Sheila Ewers, Jimmy Ewers, Kathy Ewers

STATE OF MISSOURI)
COUNTY OF COLE)

On this 24 day of JUNE, 1998, 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 24 day of JUNE, 1998.
My Commission Expires: 12-30-99.
Cance Cardwell, Notary Public, Cole County

Note: All of Sherry's Terrace and Todd's Trail Right of way and Easements dedicated by Berkshire Estates Section One, PB-11, P-325, have been vacated by Ordinance No. 12783, Book 318, Page 765, with exception to the Force Main Easement as dedicated in B-279, P-288.



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. 12781, 7-21-98.

Duane Schreimann, Mayor
Phyllis Powell, Deputy City Clerk
Martin A. Brose, P.E., Director of Public Works
Keith A. DeVault, Director of Planning & Code Enforcement

Document No. 011399
STATE OF MISSOURI)
COUNTY OF COLE)
Filed for record 31 day of July, 1998
at 2 o'clock and 34 Minutes P.M.
recorded in Book 12, Page 056

Larry D. Rademan, Recorder

Debra Nash, Deputy

COMPLETED

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

TITLE EWERS' SUBDIVISION
Part of W 1/2 of NE 1/4, SEC. 34, T45N, R12W

FOR JIM EWERS, et al.

DATE 05/11/98
REV. DATE 06/20/98
SCALE 1"=50'
SHEET 1 of 1
DRN. BY BKM
JOB NO. 93-273

SUBD. 418.00