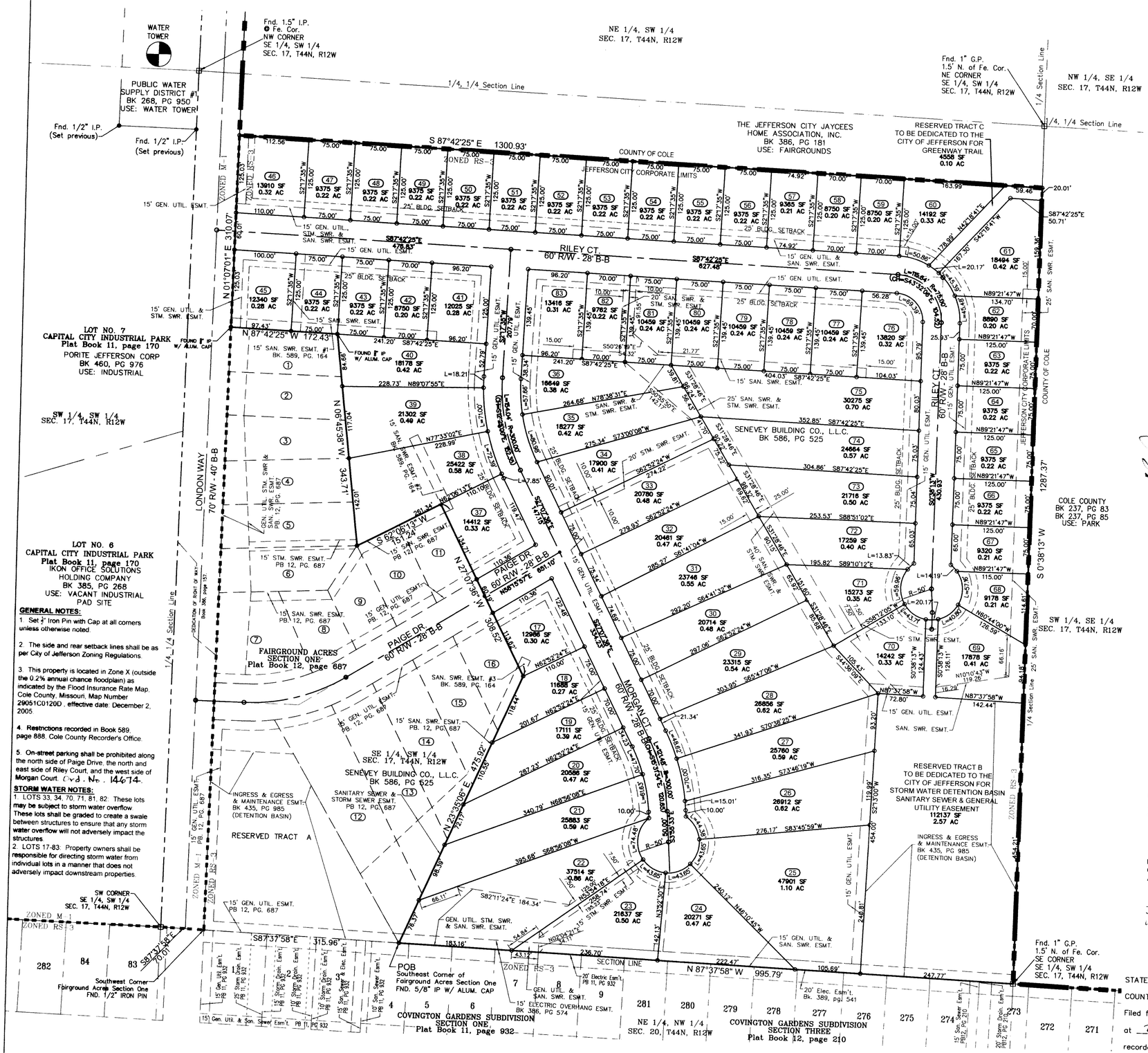
FAIRGROUND ACRES SECTON TWO

PART OF THE SE¼, SW¼, SEC. 17, T44N, R12W IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI ZONED RS-3 30.77 ACRES

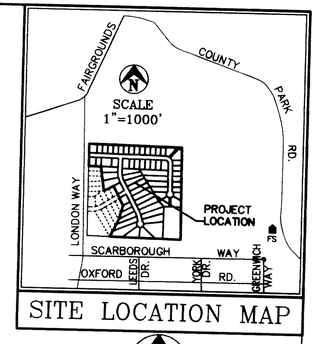


GENERAL NOTES:

1. Set ½" Iron Pin with Cap at all corners unless otherwise noted.
2. The side and rear setback lines shall be as per City of Jefferson Zoning Regulations.
3. This property is located in Zone X (outside the 0.2% annual chance floodplain) as indicated by the Flood Insurance Rate Map, Cole County, Missouri, Map Number 29051C0120D , effective date: December 2, 2005.
4. Restrictions recorded in Book 589, page 888, Cole County Recorder's Office.
5. On-street parking shall be prohibited along the north side of Paige Drive, the north and east side of Riley Court, and the west side of Morgan Court. Ord. No. 14674.

STORM WATER NOTES:

1. LOTS 33, 34, 70, 71, 81, 82: These lots may be subject to storm water overflow. These lots shall be graded to create a swale between structures to ensure that any storm water overflow will not adversely impact the structures.
2. LOTS 17-83: Property owners shall be responsible for directing storm water from individual lots in a manner that does not adversely impact downstream properties.



SITE LOCATION MAP

1 inch = 80 FEET

0 40 80 160 240

(Graphic Scale – Feet)

Bearings based on COVINGTON GARDENS SUBDIVISION SECTION ONE, as per plat of record in Plat Book 11, page 932, Cole County Recorder's Office.

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 17, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwest corner of Fairground Acres Section One, as per plat of record in Plat Book 12, page 687, Cole County Recorder's Office, said point also being on the south line of said Section 17; thence S87°37'58"E along the south line of said Fairground Acres Section One and the south line of said Section 17, 315.96 feet to the POINT OF BEGINNING for this description; thence continuing along the boundary of said Fairground Acres Section One the following courses: N23°35'06"E, 475.92 feet; thence N27°07'36"W, 308.52 feet; thence S62°06'13"W, 151.24 feet; thence N06°45'38"W, 343.71 feet; thence N87°42'25"W, 172.43 feet to a point on the easterly right of way line of London Way as per Dedication of Right of Way of record in Book 386, page 157; thence leaving said boundary of Fairground Acres Section One, N01°07'01"E, along said easterly right of way line of London Way, 310.07 feet to a point on the south line of a tract described by deed of record in Book 386, page 181, Cole County Recorder's Office; thence S87°42'25"E along the south line of said tract described in Book 386, page 181, 1300.93 feet to a point on the east line of the Southeast Quarter of the Southwest Quarter of the aforesaid Section 17; thence S00°38'13"W along the Quarter Section Line, 1287.37 feet to a point on the south line of said Section 17, said point also being on the north line of Covington Gardens Subdivision Section Three, as per plat of record in Plat Book 12, page 210, Cole County Recorder's Office; thence N87°37'58"W along the south line of said Section 17, the north line of said Covington Gardens Subdivision Section Three, and the north line of Covington Gardens Subdivision Section One per plat of record in Plat Book 11, page 932, Cole County Recorder's Office, 995.79 feet to the POINT OF BEGINNING.
Containing 30.77 Acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Elmer Senevey, a Members of Senevey Building Co., LLC, a Missouri Limited Liability Company, a survey and subdivision was made under my personal direction, regarding the property shown and described hereon and that the results are represented correctly. This survey and plat were executed in accordance with the current Missouri Minimum Standards for an Urban Property Boundary Survey.
In Witness whereof I have hereunto set my seal and signature this 26th day of APRIL, 2010.

STATE OF MISSOURI LS-2524 J. BRIAN ROCKWELL REGISTERED LAND SURVEYOR

04-26-2010

J. BRIAN ROCKWELL, Mo. R.L.S. #2524

OWNER'S CERTIFICATE

Know all men by these presents that the undersigned, Elmer Senevey, a Member of Senevey Building Co. L.L.C., a Missouri Limited Liability Corporation, being the owner of the property described in the foregoing boundary description, has caused said property to be surveyed and subdivided into Lots, Street Right of Ways, Easements, and Reserved Tracts, and on this survey their designation and sizes are fully and truly set forth and the undersigned does hereby dedicate to the public for public use forever, all easements and right-of-ways (not presently of record) as shown on this plat, which shall be known as FAIRGROUND ACRES SECTION TWO.

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

In testimony whereof, Senevey Building Co. L.L.C., has caused these presents to be signed by its Member this 26th day of APRIL, 2010.

SENEVEY BUILDING CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY.

Elmer Senevey
Elmer Senevey, Member

STATE OF MISSOURI } ss
COUNTY OF COLE }

On this 26th day of APRIL, 2010, before me personally did appear Elmer Senevey, to me being personally known, whom being by me duly sworn, did say that he is a Member of Senevey Building Co., LLC, a Missouri Limited Liability Company, and that this Subdivision Plat was signed on behalf of said limited liability company, by authority of it's Members, and that said Elmer Senevey, acknowledged this plat to be the free act and deed of said limited liability company.

In Witness whereof, I have hereunto set my hand and affixed my seal.

My Commission Expires: August 20, 2011
Notary Public, Cole County

Gregory Dorge
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #07207069
My Commission Expires August 20, 2011

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. 14-673
Approved this 19th day of May, 2010

John Landwehr, Mayor — Phyllis Powell, City Clerk — Patrick E. Sullivan, P.E. Director of Community Development

STATE OF MISSOURI } ss
COUNTY OF COLE }

Filed for record 9th day of JUNE, 2010.
at 2 O'clock and 06 Minutes P.M.
recorded in Book 12, page 695

LARRY D. RADEMAN, Recorder
CARRIE MUENKS, Deputy

Document No. 201004885

COPY

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	FAIRGROUND ACRES SECTION TWO SE1/4, SW1/4, SEC. 17, T44N, R12W, JEFFERSON CITY, MO		
FOR	SENEVEY BUILDING CO., L.L.C.		
DATE 2/25/10	DRN. BY P.L.S.	SCALE 1"=80'	BOOK
REV. DATE 4/23/10	CKD. BY J.B.R.	SHEET 1 OF 1	JOB NO. 81-099

SUB 540.00