

BEARINGS BASED ON GRID NORTH AS DETERMINED BY G.P.S. OBSERVATIONS.

GRAYS CREEK VALLEY ACRES SECTION-ONE

MEDIUM DENSITY RESIDENTIAL 11.62 ACRES

PROPERTY BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 45 North, Range 12 West, and part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 45 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

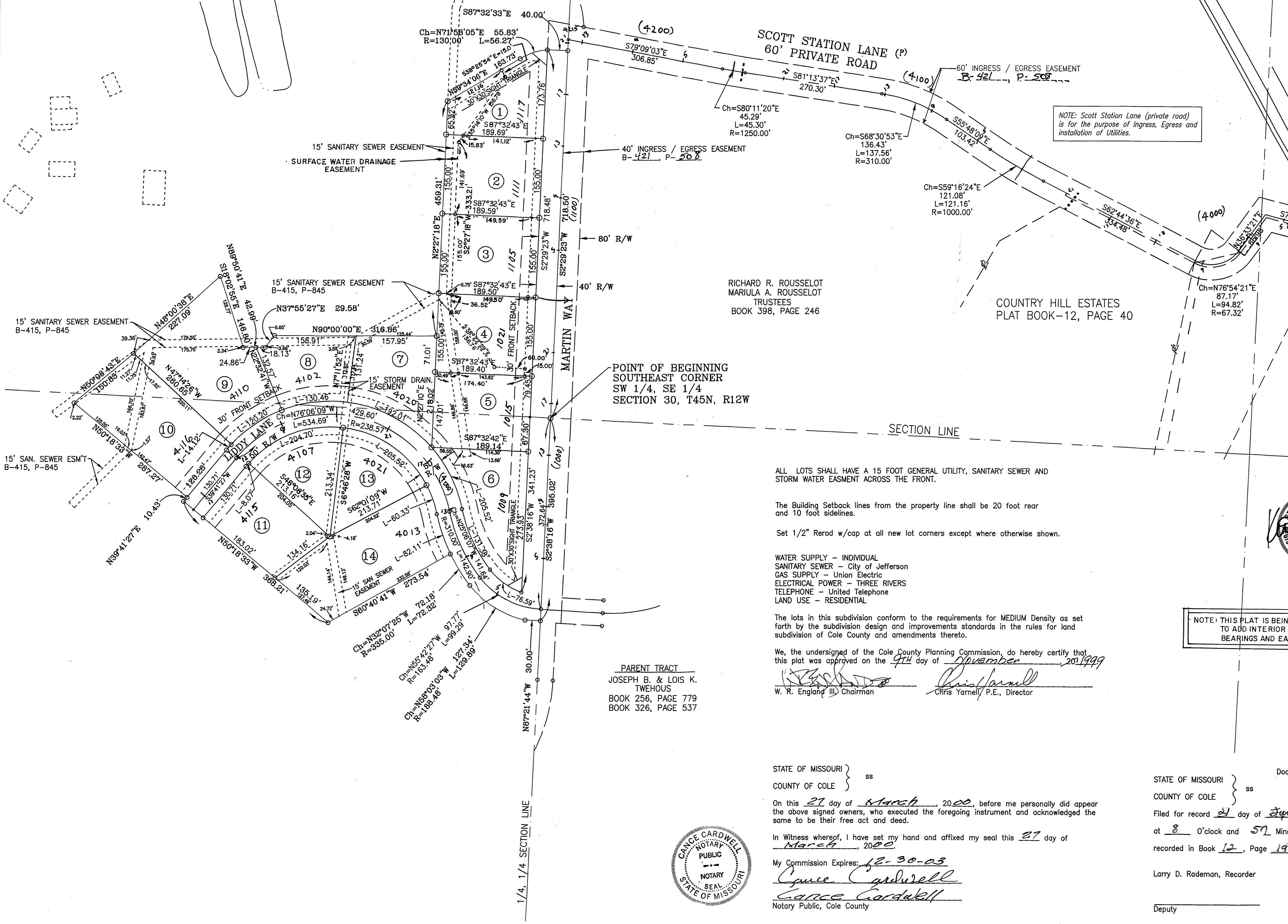
BEGINNING at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 30, Township 45 North, Range 12 West, Cole County, Missouri; thence S2°38'16"W, 395.02 feet, along the Quarter Quarter Section Line; thence leaving the Quarter Quarter Section Line, N87°21'44"W, 30.00 feet; thence northwesterly on a curve to the right, having a radius of 188.48 feet, an arc distance of 129.89 feet, (the chord of said curve being, N58°03'03"W, 127.34 feet); thence northwesterly on a curve to the right having a radius of 335.00 feet, an arc distance of 72.32 feet, (the chord of said curve being, N32°07'25"W, 72.18 feet); thence S60°40'41"W, 273.54 feet; thence N50°18'33"W, 368.21 feet; thence N39°41'27"E, 10.43 feet; thence N50°18'33"W, 287.27 feet; thence N50°08'43"E, 150.85 feet; thence N48°00'38"E, 227.09 feet; thence S18°02'55"E, 146.80 feet; thence N89°50'41"E, 42.99 feet; thence N37°55'27"E, 29.58 feet; thence N90°00'00"E, 316.86 feet; thence N2°27'18"E, 459.31 feet; thence N59°34'06"E, 163.73 feet; thence northeasterly on a curve to the right, having a radius of 130.00 feet, an arc distance of 56.27 feet, (the chord of said curve being N71°58'05"E, 55.83 feet); thence S87°52'33"W, 40.00 feet; thence S2°29'23"W, 718.50 feet to the POINT OF BEGINNING.

Containing 11.62 Acres.
Subject to Restrictions and Easements of Record.

ACCESS - Ingress & Egress Easement
(Ingress and Egress to the lots in this subdivision is afforded by a SIXTY FOOT WIDE PRIVATE ROADWAY EASEMENT from SCOTT STATION ROAD, as shown on the plat.)

THE COUNTY OF COLE WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OR THE IMPROVEMENT OF THIS PRIVATE ROAD AT PRESENT OR IN THE FUTURE. ALL MAINTENANCE OF THIS ROADWAY SHALL BE THE SOLE RESPONSIBILITY OF ANY AND ALL PARTIES HAVING EASEMENT RIGHTS FOR THE USE THEREOF, AS WELL AS ANY COST INCURRED IN MAINTAINING OR IMPROVING THE SAME.

The lots in this subdivision conform to the requirements for RURAL RESIDENTIAL as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.



RICHARD R. ROUSSELOT
MARIULA A. ROUSSELOT
TRUSTEES
BOOK 398, PAGE 246

COUNTRY HILL ESTATES
PLAT BOOK-12, PAGE 40

POINT OF BEGINNING
SOUTHEAST CORNER
SW 1/4, SE 1/4
SECTION 30, T45N, R12W

ALL LOTS SHALL HAVE A 15 FOOT GENERAL UTILITY, SANITARY SEWER AND STORM WATER EASEMENT ACROSS THE FRONT.

The Building Setback lines from the property line shall be 20 foot rear and 10 foot sidelines.
Set 1/2" Rerod w/cap at all new lot corners except where otherwise shown.

WATER SUPPLY - INDIVIDUAL
SANITARY SEWER - City of Jefferson
GAS SUPPLY - Union Electric
ELECTRICAL POWER - THREE RIVERS
TELEPHONE - United Telephone
LAND USE - RESIDENTIAL

The lots in this subdivision conform to the requirements for MEDIUM Density as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 9th day of November, 2019
W. R. England III, Chairman
Chris Yarnell, P.E., Director

PARENT TRACT
JOSEPH B. & LOIS K. TWEHOUS
BOOK 256, PAGE 779
BOOK 326, PAGE 537

NOTE: THIS PLAT IS BEING RERECORDED TO ADD INTERIOR LOT LINE BEARINGS AND EASEMENT INFORMATION.



SURVEYOR'S CERTIFICATE

This is to certify that at the request of JOSEPH B. TWEHOUS, 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 Suburban 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 27th day of March, 2000.
Keith M. Brickey
KEITH M. BRICKY, Mo. R.L.S. #2258

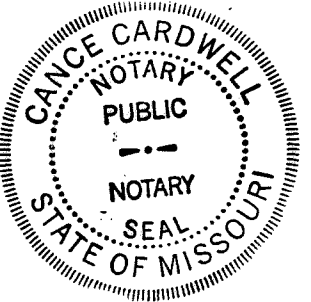
OWNER'S CERTIFICATE

Know all men by these presents that We, the undersigned owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into a lots and on this plat the numbers of the lots and the sizes thereof is fully and truly set forth, and the undersigned do hereby dedicate to the Public for Public use forever all Right-of-ways and Easements (not presently of record) as shown on this plat and said plat shall be known as GRAYS CREEK VALLEY ACRES SECTION ONE.

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 hands and seals this 27 day of March, 2000.
Joseph B. Twehous
JOSEPH B. TWEHOUS
Lois K. Twehous
LOIS K. TWEHOUS

STATE OF MISSOURI } ss
COUNTY OF COLE }
On this 27 day of March, 2000, 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 set my hand and affixed my seal this 27 day of March, 2000.
My Commission Expires: 12-30-03
Carole Cardwell
Carole Cardwell
Notary Public, Cole County



Document No. 06807
STATE OF MISSOURI } ss
COUNTY OF COLE }
Filed for record 21 day of June, 2000
at 8 O'clock and 57 Minutes A.M.,
recorded in Book 12, Page 190.
Larry D. Rademan, Recorder
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 GRAYS CREEK VALLEY ACRES SECTION ONE
SCOTT STATION ROAD
FOR JOSEPH B. TWEHOUS
DATE 10-20-99 DRN BY JHH SCALE 1"=100' BOOK 745
REV. DATE CKD BY KMB SHEET 1 of 1 JOB NO. 98-270