

# IRVIN'S SUBDIVISION

TOTAL AREA = 1.26 AC.

CURRENT ZONING C-2

## SURVEYOR'S CERTIFICATE

I, Louis H. Vetter, do hereby certify that during the month of August, 1984, I did make a survey of a part of Private Survey No. 2701, Township 44 North, Range 11 West, in the City of Jefferson, County of Cole, Missouri, more particularly described as follows:

From the southwest corner of Private Survey No. 2701; thence easterly along the South Line of said Private Survey, 2250 Links; thence N 05° 18' 00" W, 2339.57 feet to the most northerly corner of a tract of land conveyed to Larry V. Brickey, et'al, by deed of record in Book 229, at Page 375, Cole County Recorder's Office, said point being on the Southerly Line of East McCarty Street (Old U.S. Route 50); thence westerly along the Southerly Line of said East McCarty Street on a curve to the left, having a radius of 2815.00 feet, a distance of 40.74 feet; thence continuing along the Southerly Line of said East McCarty Street, N 71° 59' 11" W, 181.81 feet to the most northerly corner of a tract of land conveyed to Larry V. Brickey, et'al, by deed of record in Book 281, at Page 405, Cole County Recorder's Office and the point of beginning for this description; thence S 18° 00' 49" W, along the Westerly Line of said Larry V. Brickey Tract, 212.52 feet to the southwest corner thereof, said point being on the Northerly Line of Landwehr Hills Subdivision, Section 3, per plat of record in Plat Book 7, at Pages 74 and 75, Cole County Recorder's Office; thence N 77° 04' 08" W, along the Northerly Line of said Landwehr Hills Subdivision, Section 3, 103.75 feet; thence S 68° 11' 40" W, along the northerly line of said Landwehr Hills Subdivision, Section 3, 153.50 feet to the southeast corner of a tract of land as described in Book 120, at Page 527, Cole County Recorder's Office; thence N 17° 46' 51" E, along the East Line of said tract, 320.01 feet to the Southerly Line of East McCarty Street; thence S 71° 59' 11" E, along the Southerly Line of East McCarty Street, 222.54 feet to the point of beginning. Containing in all, 1.26 acres. Bearings are magnetic.

*Louis H. Vetter*  
Louis H. Vetter, Mo. R.L.S. #1166

## OWNERS' CERTIFICATE

Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing Surveyor's Certificate have caused said tract to be surveyed and subdivided into lots and on the accompanying plat the numbers 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 roadways, drives and easements as shown on this plat.

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

*Ronald L. Irvin*  
Ronald L. Irvin

*Renee Irvin*  
Renee Irvin

STATE OF MISSOURI )  
COUNTY OF COLE ) ss

On this 17 day of Sept, 1984, 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 set my hand and affixed my seal this 17 day of Sept, 1984.

My Commission Expires:

12-30-87

*Conce Cardwell*  
Notary Public *Conce Cardwell*

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. 10306.  
Approved this 15th day of October, 1984.


*George Hartsfield*  
George Hartsfield, Mayor

*Phyllis Powell*  
Phyllis Powell, City Clerk

*Robert M. Bates*  
Robert M. Bates  
Director of Public Works

*Thomas H. Benton*  
Thomas H. Benton  
Director of Planning

STATE OF MISSOURI )  
COUNTY OF COLE ) ss  
Filed for record 23 day of Oct, 1984  
at 3:05 O'clock P.M.  
recorded in Book 11, Page 224  
DAVID R. MURPHY, REC'D

 <b>CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.</b> ENGINEERING AND SURVEYING TEST DRILLING 2500 EAST MC CARTY JEFFERSON CITY, MISSOURI 65101			
TITLE	IRVIN'S SUBDIVISION		
FOR	RONALD IRVIN		
DATE	AUG, 1984	BOOK NO.	SCALE 1" = 50'
REVISION		DATE	DRN. BY MCV
			79-92

