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, streets, drives, and easements as shown on this plat, and that on said plat the lot numbers and size thereof are correctly set forth and that all streets, and drives shown on said plat are hereby dedicated to the public for public use forever. All taxes due and payable against said property are paid in full.

In Witness whereof, the undersigned owner of said tract have hereunto set their hands and seals on this 7th day of August, 1978.

Veronica Iven

On this 7th day of August, 1978, before me personally did appear the above-mentioned property owner who executed the foregoing instrument and acknowledged the same to be her free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 7th day of August, 1978.

Cheryl A. Luebert
Notary Public

My commission expires September, 1981.

We, hereby certify this plat to be approved by the Cole County Planning Commission on this 7th day of August, 1978.

Robert Cassinier
Chairman of Planning Commission
Price S. Thomas
Director of Planning

SURVEYOR'S CERTIFICATE

CERTIFICATION: This is to certify that I, Lonny D. Allen, L.S., have prepared a survey and subdivision of the tract of land shown herein, and that the results of said survey and subdivision are correctly shown herein.

LEGAL DESCRIPTION: A tract of land in the northwest quarter of Section 30, Township 44, Range 11, Cole County, Missouri, more particularly described as follows:

Beginning at the southeast corner of Lot 24 "IVENS ADDITION", as filed for record in Book B at page 115, Cole County Recorder's Office, thence N 04° 35' 18" W, along the east line of said Lot 24, 306.47 feet to the north right-of-way of NEFFMANN DRIVE; thence south westerly along said north right-of-way line on a curve to the right, said curve having a radius of 310.0 feet, and an arc length of 66.79 feet to the southeast corner of Lot 23, of said IVENS ADDITION, thence N 01° 11' 24" E, along the east line of said Lot 23, 282.30 feet; thence E 15° 44' 37" N, 444.36 feet; thence S 58° 47' 41", 193.70 feet; thence N 53° 33' 24" W, 374.04 feet; thence S 58° 48' 56", 601.37 feet, to the point of beginning. Said tract containing 34.98 acres, more or less.

Lonny D. Allen, L.S.
July 17, 1978

R.F. Verslues & Associates Inc.
705 E. Mc Carty St.
Jefferson City, Mo.

ENGINEERS—SURVEYORS—CONSULTANTS

IVENS ADDITION, SECTION 2
HOFFMANN DRIVE, COLE COUNTY, MISSOURI
OWNER: MRS. JOHN IVENS, 1602 TANNER BRIDGE ROAD
JEFFERSON CITY, MISSOURI

R.F. Verslues P.E.
CONSULTANT SURVEYOR

SUB 345.00