

OWNER'S CERTIFICATE

I, the undersigned being the owners of the tract of 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 sizes thereof are truly 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 her hand and seals on this 27th day of August, 1978.

Veronica E. Iven
Veronica E. Iven

STATE OF MISSOURI)
COUNTY OF COLE) S.S.

On this 8th day of August, 1978, before me personally did appear the above signed 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 8th day of August, 1978.

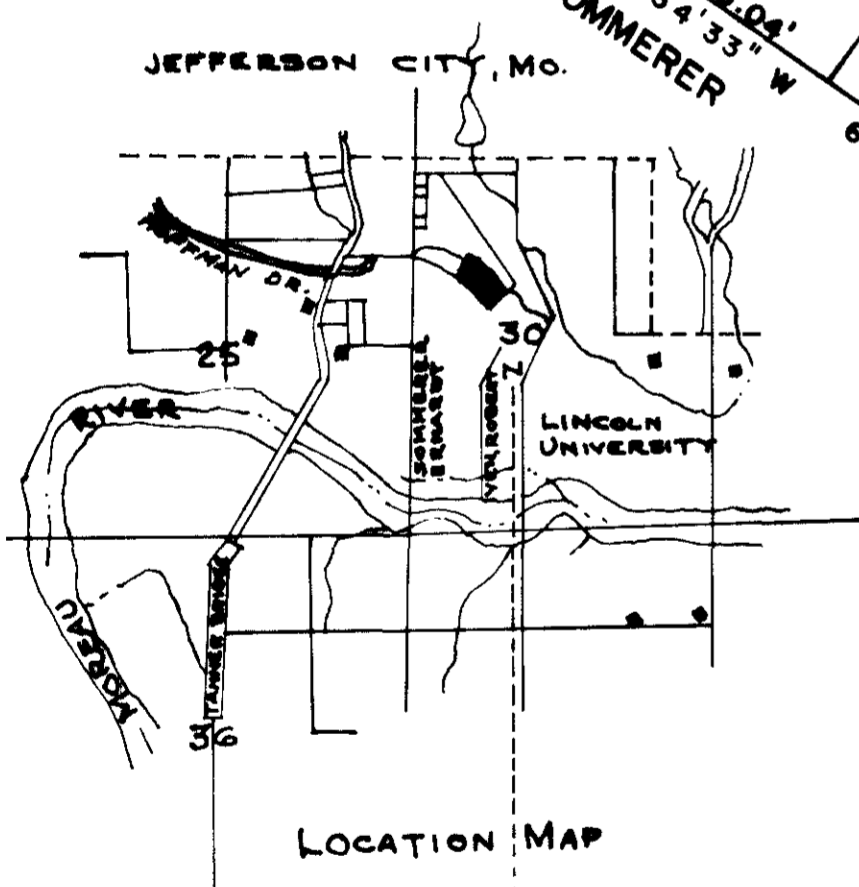
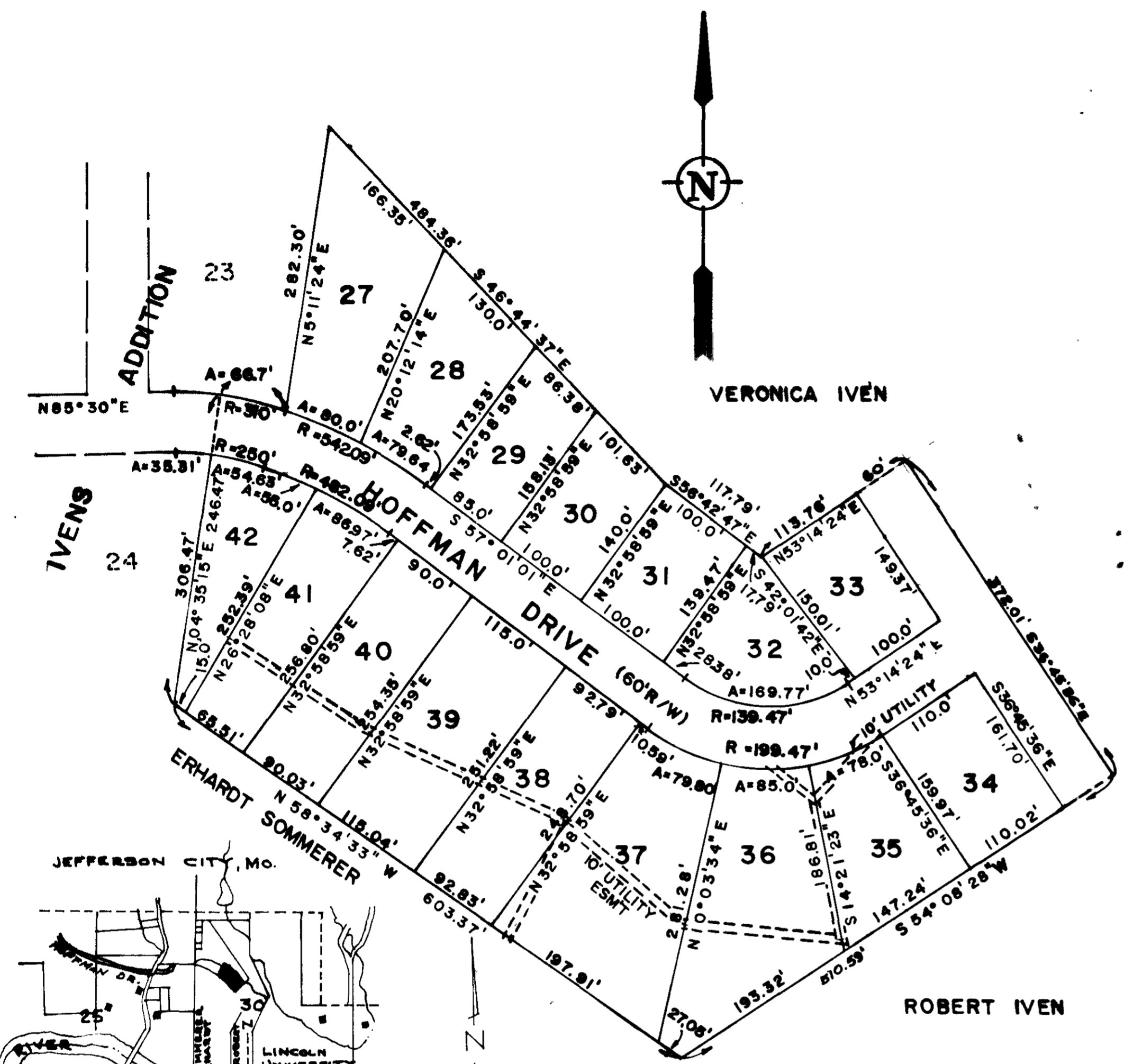
Cheryl A. Luebbert
Cheryl A. Luebbert, Notary Public

My commission expires September, 1981.

We, hereby certify this plat to be approved by the Cole County Planning Commission on this 30th day of October, 1978.

Robert Cassmeyer
Robert Cassmeyer
Chairman of Planning Commission

Price S. Thomas
Price S. Thomas
Director of Planning

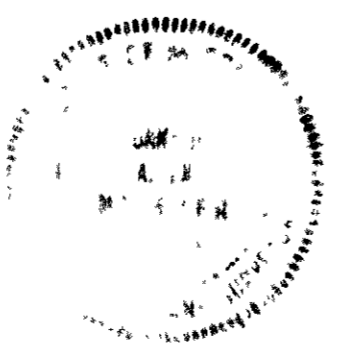


SURVEYOR'S CERTIFICATE

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

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 8, at page 115, Cole County Recorder's Office, thence N 04°35'15"E, along the east line of said Lot 24, 306.47 feet to the north right-of-way of HOFFMAN DRIVE: thence south easterly 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 66.70 feet to the southeast corner of Lot 23, of said IVENS ADDITION, thence N 5°11'24"E, along the east line of said Lot 23, 282.30 feet; thence S 46°44'37"E, 484.36 feet; thence S 56°42'47", 117.79 feet; thence N 53°14'24"E, 173.76 feet; thence S 36°45'36"E, 372.01 feet; thence S 54°08'28"W, 610.59 feet; thence N 58°34'33"W, 603.37 feet, to the point of beginning. Said tract containing 0.4300 acres, more or less.



Lonny D. Allen
Lonny D. Allen, L.S.
L.S. #1670
July 17, 1978

NOTE:
Unless otherwise shown, all lots in this subdivision are subject to utility easements 15' wide and parallel with front lines and 10' wide and parallel with all side lot lines. Said easements are dedicated for the installation and maintenance of utilities.
The minimum building setback shall be 25' from the front property line or street right-of-way.
Lot numbers shown in dashed lines are for reference only.

7107
STATE OF MISSOURI)
COUNTY OF COLE) SS:
Filed for record 30 day of October, 1978
at 2 o'clock and 00 minutes P.M.
recorded in Book 10 Page 68
David B. Newman RECORDER
Florence B. Rogers DEPUTY

COMPARED
INDEXED

R.F. VERSLUES & ASSOCIATES, INC. 705 E. Mc CARTY, ST. JEFFERSON CITY, MO. ENGINEERS — SURVEYORS — CONSULTANTS			
PROJECT IVENS' ADDITION, SECTION 2 SECTION 30 TOWNSHIP 44, RANGE 11, COLE COUNTY, MISSOURI OWNER: MRS. JOHN IVEN, 1622 TANNER BRIDGE ROAD JEFFERSON CITY, MISSOURI			
SCALE 1"=100'	DRAWN J.R.B.		
DATE 7-31-78			
R.F. VERSLUES L.D. ALLEN	P.E. L.S.	CONSULTANT SURVEYOR	
TITLE IVENS ADDITION SECTION 2		JOB NO. 77-83	DWG.

SUB 345.00