

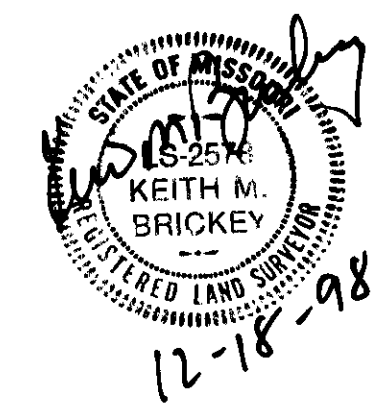
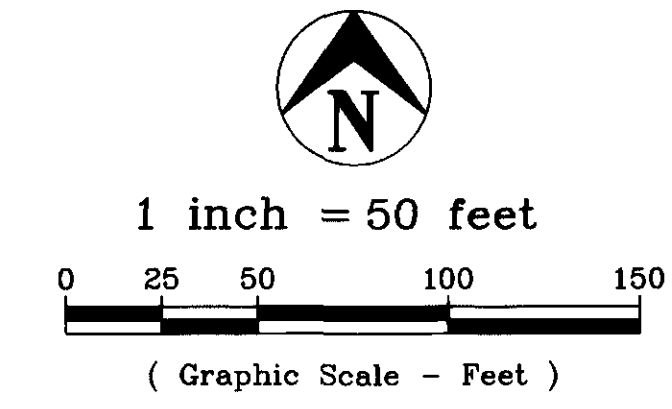
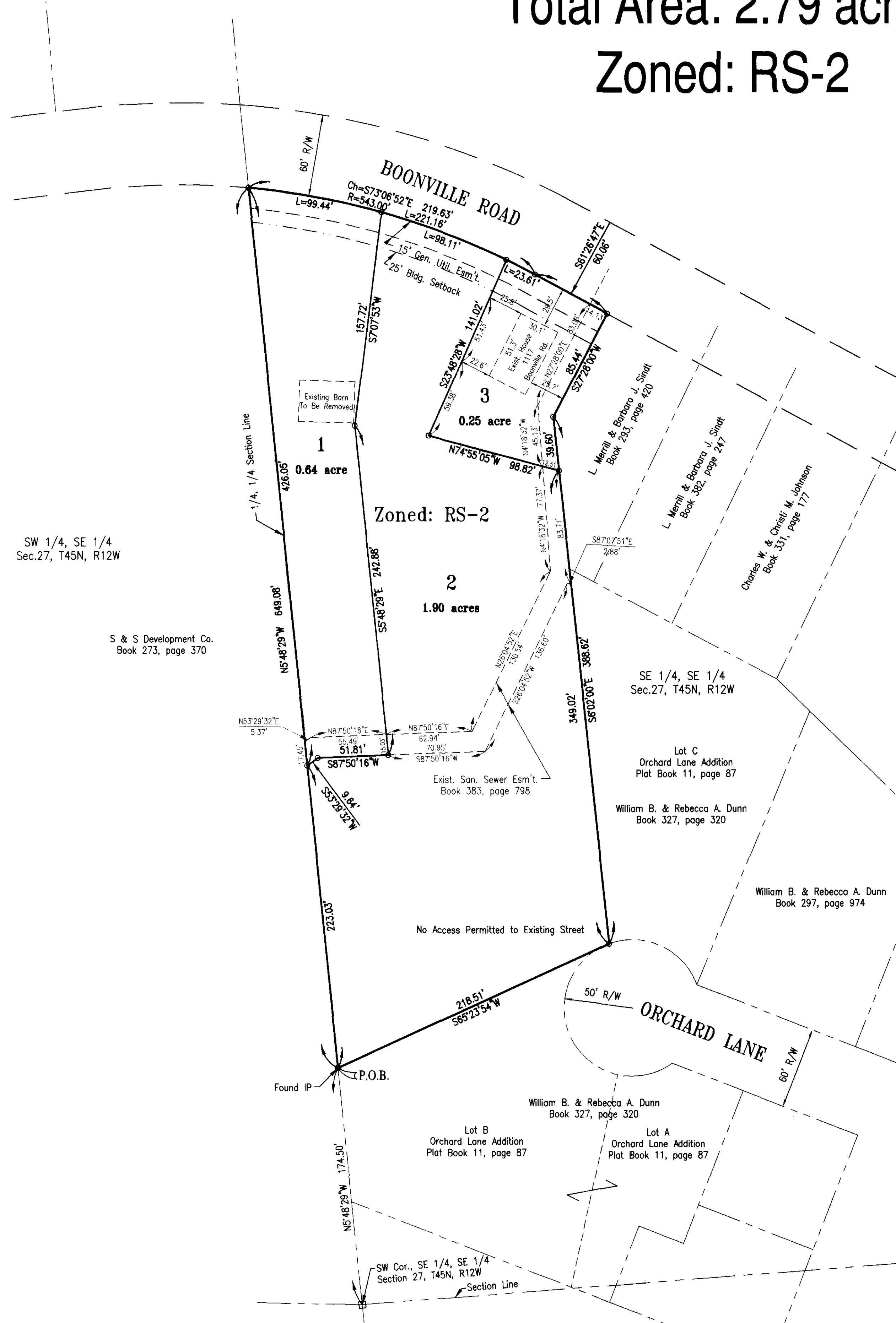
SITE LOCATION MAP

# JAYS SUBDIVISION

Part of SE 1/4, SE 1/4, Sec.27, T45N, R12W, Cole Co. MO

Total Area: 2.79 acres

Zoned: RS-2



**PROPERTY DESCRIPTION**  
 Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 45 North, Range 12 West, in the City of Jefferson, Missouri, more particularly described as follows:  
 From the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 27; thence N05°48'29"W, along the quarter quarter section line, 174.50 feet to the Northwest corner of Lot B of Orchard Lane Addition, as per plat of record in Plat Book 11, page 87, Cole County Recorder's Office, and the POINT OF BEGINNING for this description; thence N05°48'29"W, along the quarter quarter section line, 649.08 feet to a point on the south right-of-way line of Boonville Road; thence southeasterly, along the southerly right-of-way line of Boonville Road, on a curve to the right having a radius of 543.00 feet, an arc distance of 221.16 feet, (the chord of said curve being S73°06'52"E, 219.63 feet); thence continuing along the southerly right-of-way line of Boonville Road, S61°26'47"E, 60.06 feet to a point on the westerly line of a tract of land as per deed of record in Book 293, page 420, Cole County Recorder's Office; thence S27°28'00"W, along the westerly line of said tract of land as per deed of record in Book 293, page 420, 85.44 feet; thence continuing along the westerly line of said tract of land as per deed of record in Book 293, page 420, and along the westerly line of Lot C of said Orchard Lane Addition, as per plat of record in Plat Book 11, page 87, S06°02'00"E, 388.62 feet to the northeast corner of the aforesaid Lot B of Orchard Lane Addition, as per plat of record in Plat Book 11, page 87; thence S65°23'54"W, along the northerly line of said Lot B of Orchard Lane Addition, as per plat of record in Plat Book 11, page 87, 218.51 feet to the point of beginning. Containing in all 2.79 acres.

**SURVEYOR'S CERTIFICATE**  
 This is to certify that the request of Clifford Schnieders and Paul H. Schnieders, Trustees of the Amended Peter J. Schnieders Trust Agreement of October 30, 1991, a survey was made, under my personal direction, regarding the property shown on this plat and that the results of said survey are performed in accordance with the current minimum standards for an Urban property boundary survey as adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors.  
 In Witness whereof, I have hereunto set my seal and signature this 18th day of December, 1998.  
 Keith M. Brickey, MO R.L.S. #2578

**OWNER'S CERTIFICATE**  
 Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be subdivided into lots, streets and easements and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record) as shown on this plat, which shall be known as "JAYS SUBDIVISION".  
 All taxes due and payable against property have been paid in full.  
 In testimony whereof, the undersigned owners of said tract have hereunto set their hands and seals this 18th day of DECEMBER, 1998.

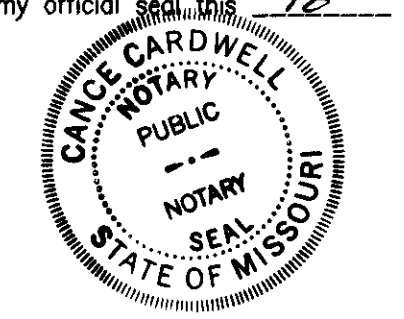
By: Clifford Schnieders  
 Clifford Schnieders, Trustee  
 By: Paul H. Schnieders  
 Paul H. Schnieders, Trustee

STATE OF MISSOURI )  
 ) ss  
 COUNTY OF COLE )

On this 18 day of Dec, 1998, before me personally did appear the above signed owners, who executed the foregoing instrument and acknowledged the same to be their act and deed.

In Witness whereof, I have set my hand and affixed my official seal, this 18 day of Dec, 1998.

My term expires 12-30-99.  
Candice Caldwell  
 Notary Public  
 Candice Caldwell



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 by Ordinance No. 12574.

Approved this 22nd day of JANUARY, 1999.  
Duane E. Schreimmann  
 Duane E. Schreimmann, Mayor  
Phyllis Powell  
 Phyllis Powell, City Clerk  
Martin A. Brose  
 Martin A. Brose, P.E.  
 Director of Public Works  
Keith A. DeVault  
 Keith A. DeVault  
 Director of Planning & Code Enforcement

BEARING BASE: As per Orchard Lane Addition a Plat of Record in Book 11, page 87 Cole County, MO Recorder's Office.

RECORD SOURCE: As per Deed of Record in Book 317, page 824, Cole County, MO Recorder's Office.

Set 5/8" IP with cap at property corners, unless noted otherwise.

Building Setbacks shall meet the current minimum requirements for the City of Jefferson.

This Property is NOT within a Flood Hazard Zone as indicated by the Department of Housing and Urban Development Map, Federal Insurance Administration, Dated Oct. 6, 1981.

Document No. 1430  
 STATE OF MISSOURI )  
 ) ss  
 COUNTY OF COLE )  
 Filed for record 28 day of Jan, 1999  
 at 10 O'clock and 38 Minutes A.M.,  
 recorded in Book 12, Page 94.

Larry D. Rademan, Recorder

COMPLETED

**Central Missouri Professional Services, Inc.**  
 ENGINEERING - SURVEYING - MATERIALS TESTING  
 2500 E. McCARTY Phone (573) 634-3455  
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE: **JAYS SUBDIVISION - A Minor Subdivision**  
 Part of the SE 1/4, SE 1/4, Sec.27, T45N, R12W, Jefferson City, MO

FOR: **Jay Higgins**

DATE	11-13-98	DRN. BY	C.F.B.	SCALE	1"=50'	BOOK	727
REV. DATE	12-03-98	CKD. BY	L.V.B.	SHEET	1 of 1	JOB NO.	98-247

Subd. 427.00