

KLEINDIENST SUBDIVISION

PRESENTLY ZONED: RS-4

TOTAL AREA: 6924.1 SQ. FT.

PROPERTY BOUNDARY DESCRIPTION

All of vacated WATER STREET right-of-way which lies west of GRANT STREET, between Blocks 22 and 23 of RENNS ADDITION to the City of Jefferson, Missouri, per plat of record in Plat Book 2, Page 5, Cole County Recorder's Office, as vacated by the City of Jefferson, Missouri, by Ordinance Numbers 10462 and 13810 and as recorded in Book 287, page 711 and in Book 518, page 371, Cole County Recorder's Office, the boundary of which is more particularly described as follows.

BEGINNING at the northeasterly corner of LOT 1, BLOCK 23, of said RENNS ADDITION; also being the southeasterly corner of the aforesaid vacated WATER STREET right-of-way; thence along the boundary of said vacated WATER STREET right-of-way the following courses: N55°54'27"W, along the northerly line of said Lot 1, 145.00 feet; thence N49°11'34"E, 51.79 feet to the southwesterly corner of the property described in Book 467, page 90, Cole County Recorder's Office; thence S55°54'27"E, along the southerly line of said property described in Book 467, page 90, 132.00 feet to the westerly right-of-way line of GRANT STREET; thence S34°39'17"W, along the westerly right-of-way line of GRANT STREET, 50.00 feet to the point of beginning. Containing 6924.1 Sq. Ft.

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 Boundary Description, have caused said tract to be surveyed and subdivided into 1 lot on this plat. The lot number and the size thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all easements, (not presently of record), as shown within the boundary of this plat, which shall be known as "KLEINDIENST SUBDIVISION".

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 9 day of Dec., 2005.

Jim Kleindienst
Jim Kleindienst

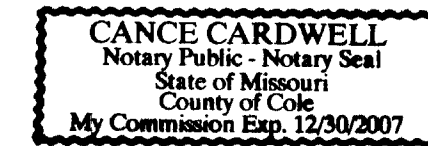
Angela Kleindienst
Angela Kleindienst

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 9 day of Dec., 2005, before me personally did appear Jim and Angela Kleindienst, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 9 day of Dec., 2005.

My Commission Expires: 12-30-07



Candace Cardwell
Candace Cardwell
Notary Public, Cole County

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Jim Kleindienst, a Property Boundary Survey and Subdivision was made under my personal direction regarding the property shown on this plat and that the results are represented correctly. This survey was performed in accordance with the current requirements of the standards for a Urban 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 5th day of December, 2005.



12-05-2005

J. Brian Rockwell, MO R.L.S. #2524

Document No. 200516915

STATE OF MISSOURI }
COUNTY OF COLE } ss

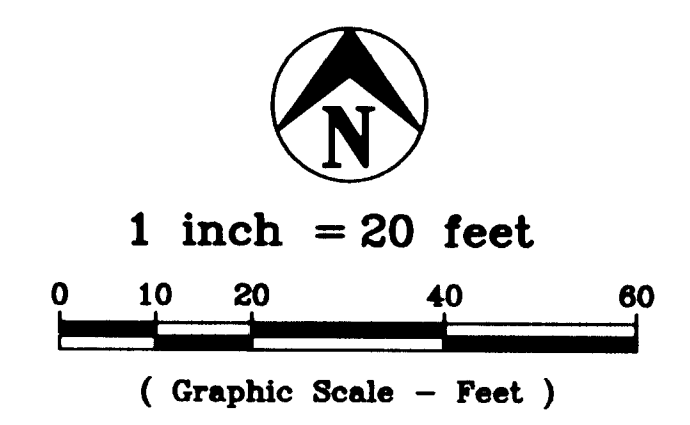
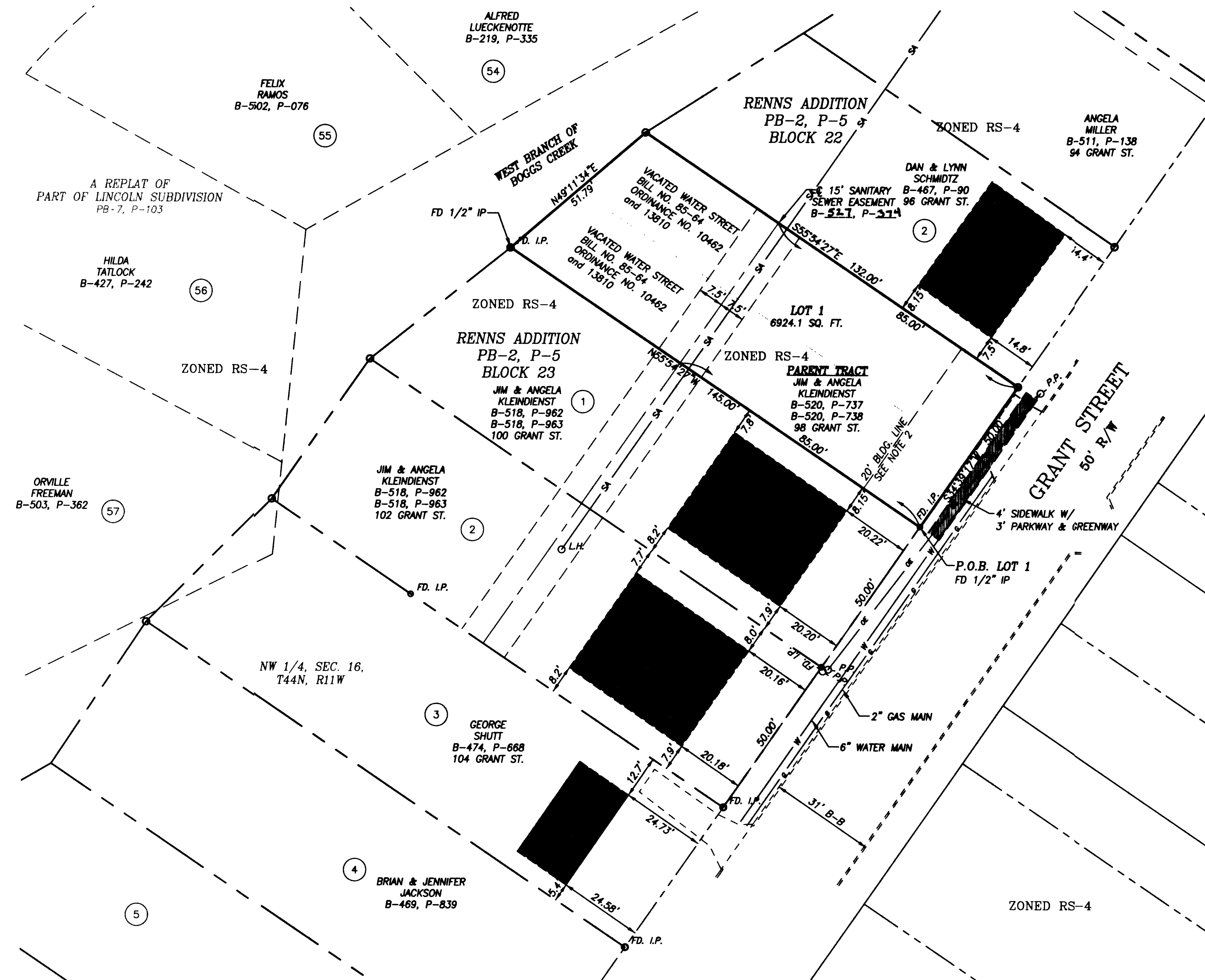
Filed for record 20 day of December, 2005.
at 12 O'clock and 29:47 Minutes P.M., recorded in
Book 12, Page 98.

LARRY D. RADEMAN, Recorder

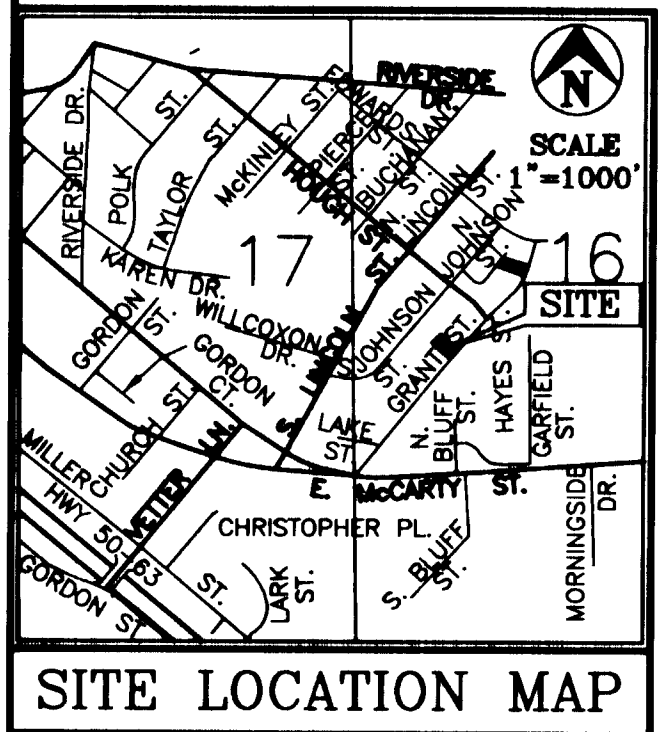
D. Hadd
Deputy

ENGINEERING - SURVEYING 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101 Phone (573) 634-3455 FAX (573) 634-0998			
TITLE KLEINDIENST SUBDIVISION GRANT STREET			
FOR JIM KLEINDIENST			
DATE 08/5/2005	DRAWN BY J.B.R.	SCALE 1" = 20'	BOOK
REV.	CHK. BY C.C.C., K.M.B.	SHEET 1 of 1	JOB NO. 04-103

Subd 469.00



BEARING BASE: Renn's Addition as recorded in Plat Book 2, page 5, Cole County Recorder's Office.



RECORD SOURCE DOCUMENTS:
Jim & Angela Kleindienst
Deed of record in Book 520, Pages 737 & 738,
Cole County Recorder's Office.

NOTE:
1.) Set 5/8" Rerod w/cap at all new lot corners, except as otherwise shown.
2.) The front building line is the average setback of the existing houses shown on this plat.

NOTE:
THIS TRACT IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, CITY OF JEFFERSON CITY, MISSOURI, COMMUNITY PANEL NUMBER 290108 0005 C, MAP REVISED OCTOBER 6, 1981.

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. 13173.
Approved this 11 day of December, 2005.
John Ladewski, Mayor
Phyllis Powell, City Clerk
Patrick E. Sullivan, P.E., Director of Community Development



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