

KLEFFNER RIDGE ESTATES-SECTION TWO

29.875

MEDIUM DENSITY RESIDENTIAL PARENT TRACTS B-346 P-397 B-446 P-486

WEST 1/2 SECTION 9 T43N R11W

PROPERTY DESCRIPTION

Part of the West Half of Section 9, Township 43 North, Range 11 West, Cole County, Missouri; more particularly described as follows: BEGINNING at the most easterly corner of Lot 9, of HIGH VIEW SUBDIVISION SECTION 4, as per plat of record in Plat Book 11, Page 674, Cole County Recorder's Office; thence S26°20'33"W, along the southeasterly boundary of said Lot 9, 352.94 feet to the northerly right-of-way line of Missouri State Route "M"; thence easterly, along the said northerly right-of-way line, on a curve to the left having a radius of 489.78 feet, an arc length of 475.58 feet, the chord being S83°00'41"E, 457.11 feet; thence N68°59'35"E, along the said northerly right-of-way line, 345.90 feet; thence northeasterly, along the said northerly right-of-way line, on a curve to the right having a radius of 1469.48 feet, an arc length of 16.31 feet, the chord being N69°16'52"E, 16.31 feet to the southwesterly corner of the property described in Book 383, Page 688, Cole County Recorder's Office; thence N08°15'57"W, along the westerly boundary of said property in Book 383, Page 688, Cole County Recorder's Office; thence N08°04'51"E, 61.08 feet; thence N01°02'53"W, 110.05 feet; thence N38°20'08"W, 632.33 feet; thence N83°39'22"W, 373.10 feet; thence N05°21'32"W, 216.02 feet; thence S84°38'28"W, 53.22 feet; thence N05°21'32"W, 313.96 feet to the southerly boundary of "COUNTRY VIEW" SECTION 2, as per plat of record in Plat Book 11, Page 69, Cole County Recorder's Office; thence, leaving the westerly boundary of said KLEFFNER RIDGE ESTATES-SECTION ONE, S84°19'33"W, along the southerly boundary of said "COUNTRY VIEW" SECTION 2 and along the southerly boundary of COUNTRY VIEW, as per plat of record in Plat Book 10, Page 28, Cole County Recorder's Office, 506.87 feet to the northeasterly corner of the property described in Book 598, Page 407, Cole County Recorder's Office; thence S01°12'48"E, 730.11 feet to the northeasterly boundary of said HIGH VIEW SUBDIVISION SECTION 4; thence S56°33'44"E, along the northeasterly boundary of said HIGH VIEW SUBDIVISION SECTION 4, 138.20 feet; thence S52°40'48"E, along the northeasterly boundary of said HIGH VIEW SUBDIVISION SECTION 4, 817.42 feet to the point of beginning. Containing 29.875 acres.

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned owners of the tract of land as described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots, and on this plat the number of said lots and the sizes thereof are fully and truly set forth and we further dedicate to the public the streets and easements as shown on this plat, This subdivision shall be known as KLEFFNER RIDGE ESTATES - SECTION TWO. All taxes due and payable against said property have been paid in full. In Witness whereof, we have hereunto set our hands and seals this 22nd day of November, 2011.

John Kleffner
JOHN KLEFFNER

Linda Kleffner
LINDA KLEFFNER

State of Missouri)
County of Cole)
On this 22nd day of November, 2011, 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 hereunto set my hand and seal this 22nd day of November, 2011.

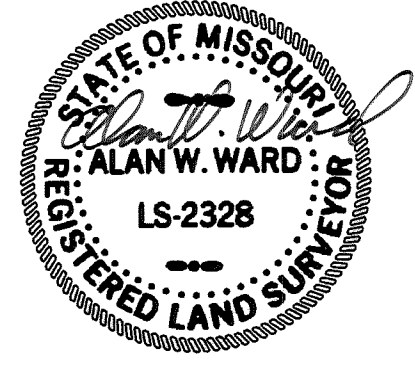
Randall A. Koestner
Notary Public
My Commission Expires: 6/7/13

RANDALL A. KOESTNER
Notary Public/Notary Seal
State of Missouri
County of Cole
My Commission expires 6/7/2013
Commission # 09534932

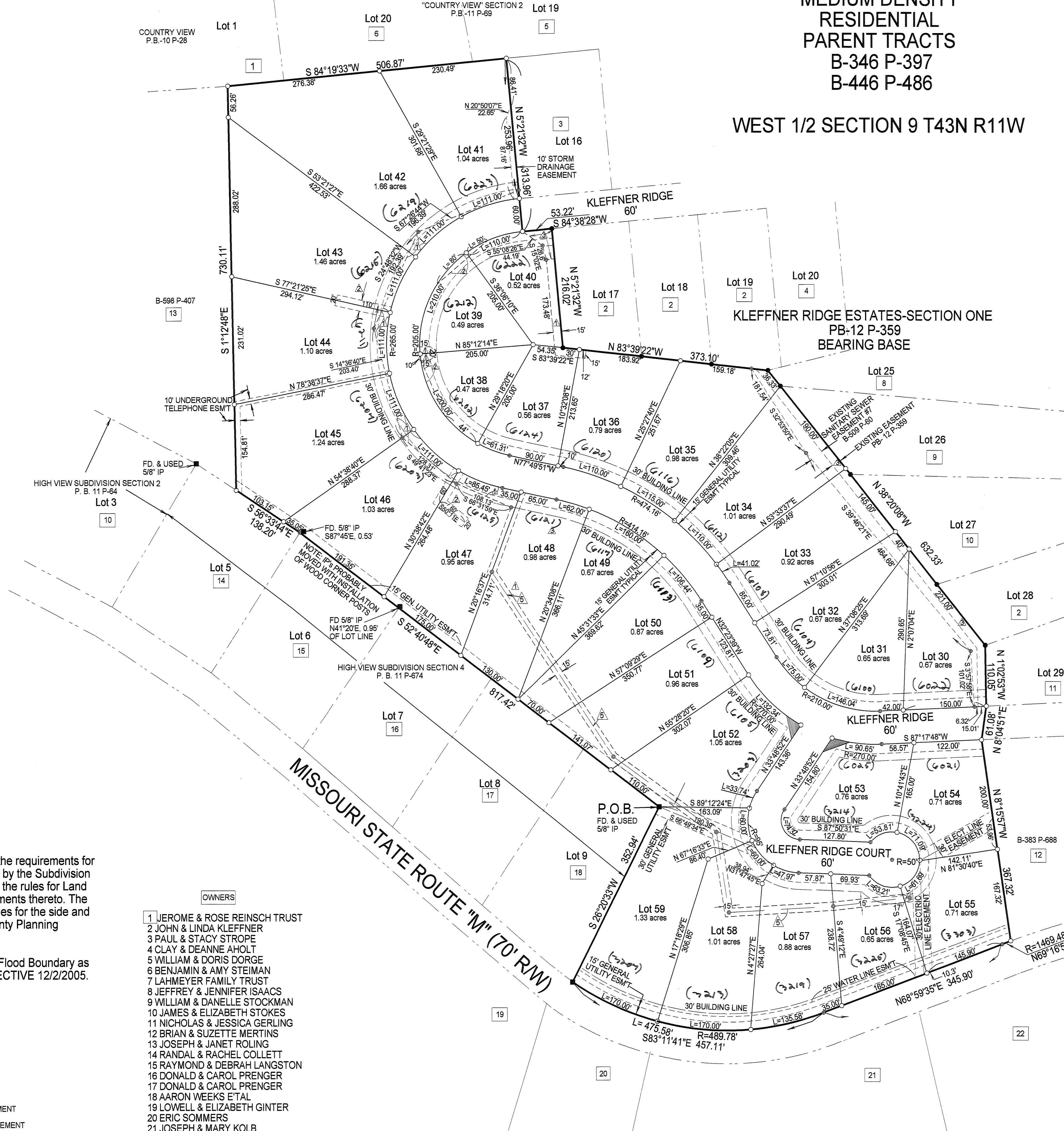
SURVEYOR'S CERTIFICATE

This is to certify that at the request of John Kleffner, a survey was made under my personal direction regarding the above described property and the results of said survey are represented correctly on this plat and was performed in accordance with the requirements of the standards for a suburban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. In Witness whereof, I have hereunto set my hand and seal this 20th day of November, 2011.

Alan W. Ward, P.L.S. #2328



11/20/2011



1" = 100'

- #### LEGEND
- POB = Point of Beginning
 - = Set 1/2" Iron Pin
 - = Found 1/2" Iron Pin
 - = Set 5/8" Iron Pin
 - = Found 5/8" Iron Pin
 - ⊕ = No Point Set
 - ⊙ = Found Pipe
 - ⊗ = Found Stone
 - ⊙ = Manhole/Lampole
 - N/F = Now or Formerly

NOTE:
The lots in this subdivision conforms to the requirements for Medium Density Residential as set forth by the Subdivision Design and Improvements Standards in the rules for Land Subdivision of Cole County and amendments thereto. The 30' front building line and 10' building lines for the side and rear property lines shall conform to County Planning regulations for Cole County.

This property is not within the 100 year Flood Boundary as shown by Map No. 29051C0235D EFFECTIVE 12/2/2005.
Water Supply - Water District #4
Sanitary Sewer - Missouri American
Electrical Power - Three Rivers
Telephone - Century Link
Land Use - Residential

- 30' = SIGHT TRIANGLES AT ALL INTERSECTIONS
- △ = SANITARY SEWER EASEMENT
- △ = STORM DRAINAGE EASEMENT
- △ = SANITARY SEWER AND STORM DRAINAGE EASEMENT
- △ = 15' GENERAL UTILITY AND SANITARY SEWER EASEMENT
- △ = CENTERLINE EXISTING SANITARY SEWER

- #### OWNERS
- 1 JEROME & ROSE REINSCH TRUST
 - 2 JOHN & LINDA KLEFFNER
 - 3 PAUL & STACY STROPE
 - 4 CLAY & DEANNE AHOLT
 - 5 WILLIAM & DORIS DORGE
 - 6 BENJAMIN & AMY STEIMAN
 - 7 LAHMEYER FAMILY TRUST
 - 8 JEFFREY & JENNIFER ISAACS
 - 9 WILLIAM & DANIELLE STOCKMAN
 - 10 JAMES & ELIZABETH STOKES
 - 11 NICHOLAS & JESSICA GERLING
 - 12 BRIAN & SUZETTE MERTINS
 - 13 JOSEPH & JANET ROLING
 - 14 RANDAL & RACHEL COLLETT
 - 15 RAYMOND & DEBRAH LANGSTON
 - 16 DONALD & CAROL PRENGER
 - 17 DONALD & CAROL PRENGER
 - 18 AARON WEEKS ETAL
 - 19 LOWELL & ELIZABETH GINTER
 - 20 ERIC SOMMERS
 - 21 JOSEPH & MARY KOLB
 - 22 JAMES & ALICE DEWESPLORE

COPY

State of Missouri)
County of Cole)
Document No. 20112218
Filed for record 9 day of December, 2011
at 1 o'clock and 31:37 minutes P. m.,
recorded in Book 12, Page 722.
Larry D. Rademan, Recorder
Deputy

| | | | |
|--------------------------------|--------------------------------------|----------|--------------------|
| MID MISSOURI SURVEYING CO. LLC | | | |
| 2610 BALD HILL ROAD | | | |
| JEFFERSON CITY MO. 65101 | | | |
| TITLE | KLEFFNER RIDGE ESTATES - SECTION TWO | | |
| FOR | JOHN KLEFFNER | | |
| DATE | 11/20/2011 | BOOK NO. | 30 |
| REVISION | | SCALE | 1" = 100' |
| DATE | | DRN BY | AW |
| | | CKD BY | |
| | | SHEET | OF 101-49 (SEC. 2) |

scpw 150064