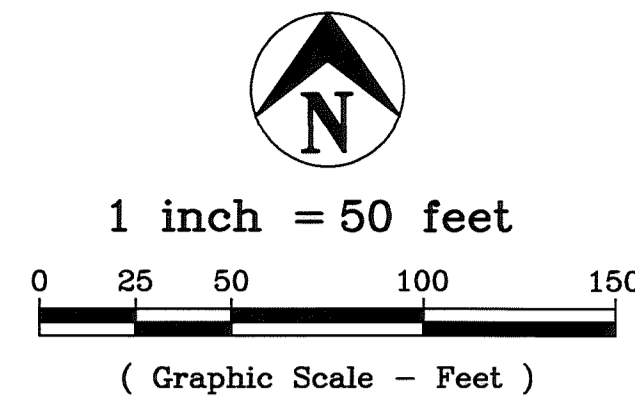
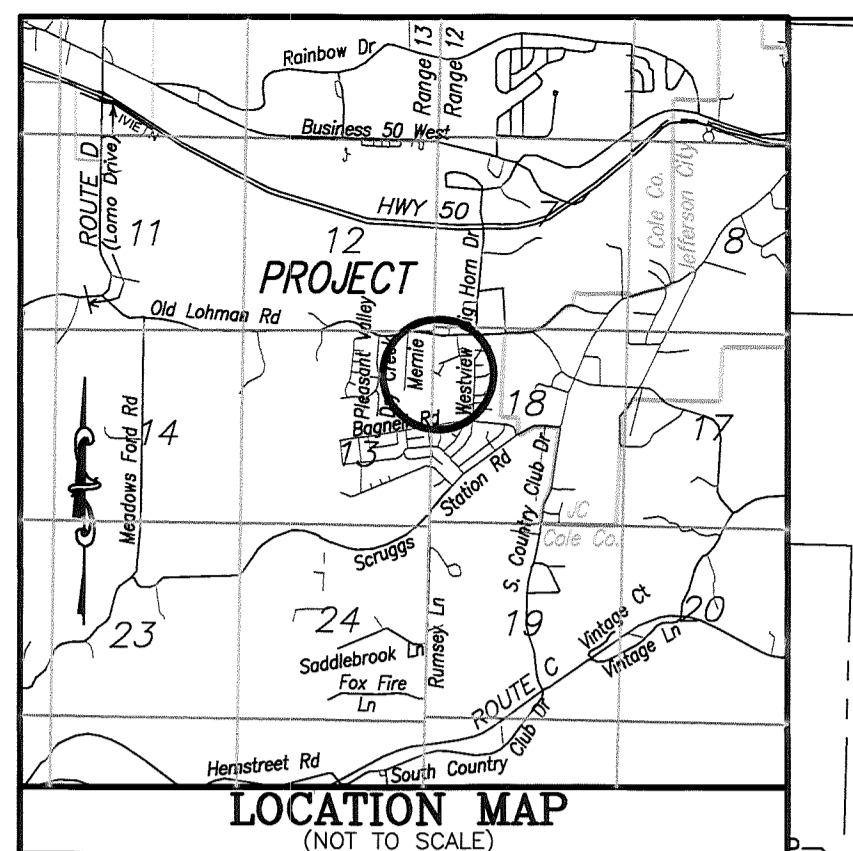
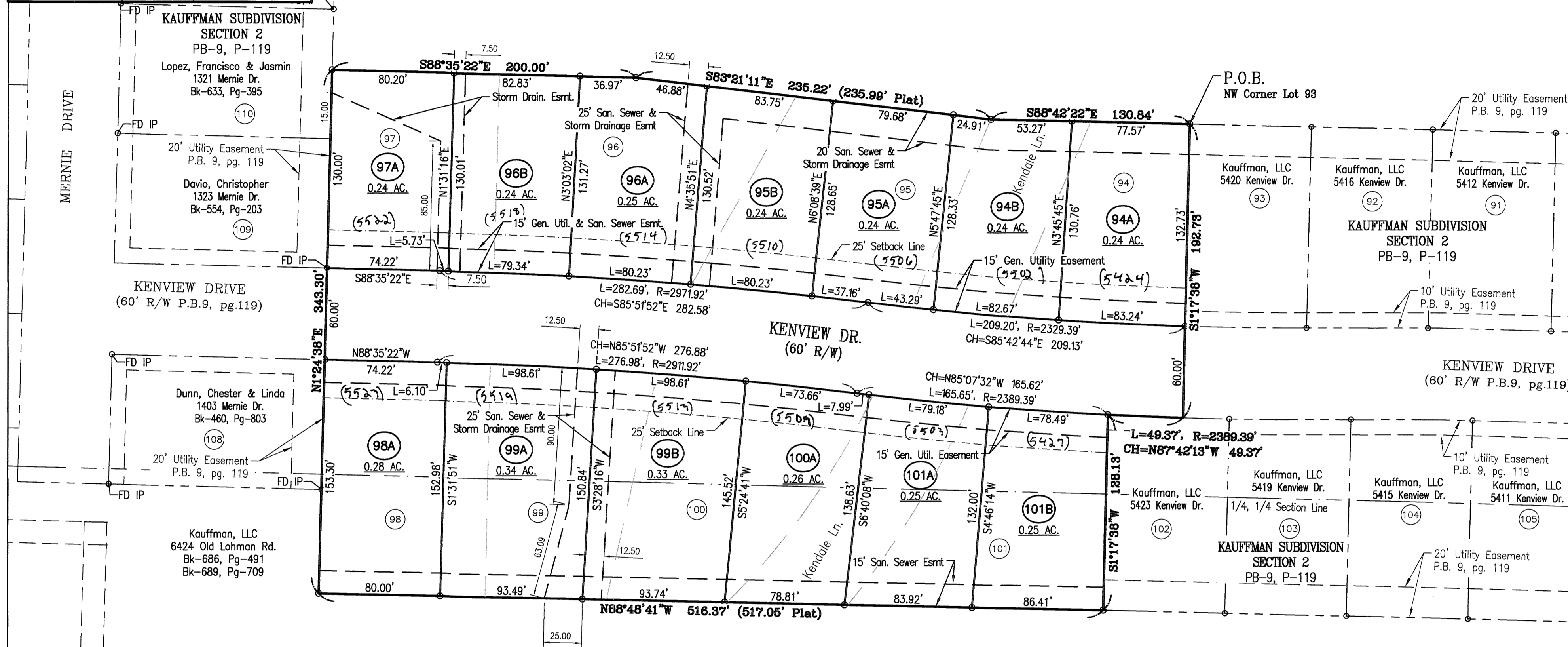


REPLAT OF LOTS 94-101 and adjoining Right-of-Ways for Kenview Drive and Kendale Lane KAUFFMAN SUBDIVISION SECTION 2

Part of the NE 1/4, NE 1/4 and SE 1/4, NE 1/4 of
Sec. 13, T44N, R13W, COLE COUNTY, MO
AREA: 4.18 ACRES
MEDIUM DENSITY RESIDENTIAL



Kauffman, LLC
6424 Old Lohman Rd.
Bk-686, Pg-491
Bk-689, Pg-709
NE 1/4, NE 1/4
Sec. 13, T44N, R13W



PROPERTY BOUNDARY DESCRIPTION

Lots 94-101, part of Kenview Drive Right-of-way and all of Kendale Lane Right-of-way as per Kauffman Subdivision Section 2 in Plat Book 9, page 119, Cole County Recorder's Office, Cole County, Missouri, being a part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 44 North, Range 13 West, Cole County, Missouri more particularly described as follows:

BEGINNING at the northwesterly corner of Lot 93 of said Kauffman Subdivision Section 2; thence S01°17'38"W, along the westerly boundary line of said Lot 93 and the southerly extension thereof, 192.73 feet to a point on the northerly boundary line of Lot 102 of said Kauffman Subdivision Section 2, said point also being a point on the southerly right-of-way line of Kenview Drive; thence westerly, along the northerly boundary line of said Lot 102, also being the southerly right-of-way line of Kenview Drive, on a curve to the right, having a radius of 2389.39 feet, an arc length of 49.37 feet (the chord of said curve being N87°42'13"W, 49.37 feet) to the northwesterly corner of said Lot 102; thence S01°17'38"W, along the westerly boundary line of said Lot 98 and the southerly extension thereof, also being a point on the southerly boundary line of said Kauffman Subdivision Section 2, 516.37 feet to the southwesterly corner of Lot 98 of said Kauffman Subdivision Section 2; thence N88°48'41"W, along the southerly boundary line of said Kauffman Subdivision Section 2, 516.37 feet to the southwesterly corner of Lot 97 of said Kauffman Subdivision Section 2, 343.30 feet to the northwesterly corner of said Lot 97, also being a point on the northerly boundary line of said Kauffman Subdivision Section 2; thence along the northerly boundary line of said Kauffman Subdivision Section 2 the following courses: S88°35'22"E, 200.00 feet; thence S83°21'11"E, 235.22 feet; thence S88°42'22"E, 130.84 feet to the POINT OF BEGINNING. Containing 4.18 acres.

OWNER'S CERTIFICATE

Know all men by these presents that, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and 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 does 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 "Replat of Lots 94-101 and adjoining Right-of-Ways for Kenview Drive and Kendale Lane Kauffman Subdivision Section 2".

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 his hand this 27th day of November, 2018

Kauffman LLC
By: Lisa M. Kauffman
Lisa M. Kauffman, Member of Kauffman LLC
By: Anthony L. Kauffman
Anthony L. Kauffman, Member of Kauffman LLC
By: Kenneth W. Kauffman
Kenneth W. Kauffman, Member of Kauffman LLC

STATE OF MISSOURI
COUNTY OF COLE

On this 27th day of November, 2018, before me personally appeared Lisa M. Kauffman, Anthony L. Kauffman and Kenneth W. Kauffman, as Members of Kauffman LLC, to me known to be the persons described in and who executed the foregoing instrument as the members or designated agents of Kauffman LLC, a limited liability company, and are acting for and behalf of and as members or designated agents of said limited liability company.

In Witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: August 20, 2019

Gregory Dorse
Gregory Dorse, Notary Public

GREGORY DORSE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 15207069
My Commission Expires: 8/20/2019

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Ken Kauffman, a survey and subdivision was made under my personal direction, regarding the property shown on this plat and that the results of said survey are shown hereon. This survey was performed in accordance with the current requirements of the standards for a Rural Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects.

In Witness whereof, I have hereunto set my seal and signature this 19th day of November, 2018.

GENERAL NOTES:

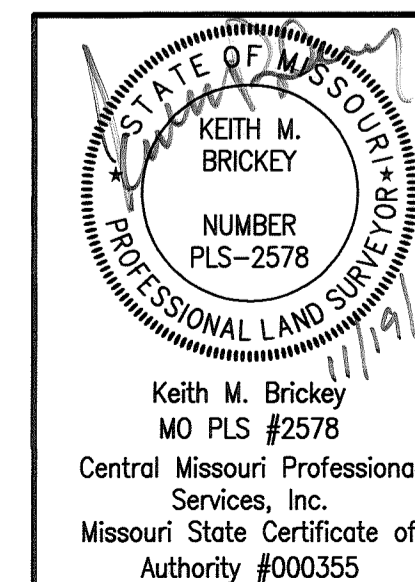
- LAND USE: Residential
- The Setback lines from the property lines shall be (As per Cole County Regulations): Front: 25', Side: 10' and Rear: 10'.
- FLOODPLAIN INFORMATION: This property is located in Zone "X" (area outside the 0.2% chance flood plain) as per Flood Insurance Rate Map, Cole County, MO, map numbered 2905100108E dated November 2, 2012.
- Set 5/8" I.P. with cap at all subdivision corners, and 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.
- The Lots in this subdivision conform to the requirements for land development in Cole County as set forth by the Subdivision Design and Improvements Standards in the Rules for Land Subdivision of Cole County and Amendments thereto.
- RECORD SOURCE: KAUFFMAN, L.L.C., as per deeds of record in Book 686, page 491, and Book 689, page 709 Cole County Recorder's Office, Cole County, Missouri.
- BEARING BASE: Missouri State Plane, Central Zone, Coordinate System NAD83 from MaDot GNSS System.
- VERTICAL DATUM: City of Jefferson and County of Cole Vertical Datum System (U.S.G.S. NAVD83).
- All previously platted Easements in Lots 94-101, dedicated per Kauffman Subdivision Section 2 in Plat Book 9, page 119, within the boundary of this plat, are hereby vacated by this Plat.
- Kendale Lane, dedicated per Kauffman Subdivision Section 2 in Plat Book 9, page 119, has been vacated by Court Order, recorded in Book 692, page 93, Cole County Recorder's Office, Cole County, MO.
- Subject to an agreement for future annexation to the City of Jefferson, MO, recorded in Book 690, page 373, Cole County Recorder's Office, Cole County, MO.

UTILITY COMPANIES
SANITARY SEWER - City of Jefferson
WATER SUPPLY - P.W.S.D. #1, Cole County
ELECTRIC - Three Rivers Electric Coop.
TELEPHONE - Century Link

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 11 day of September, 2018.

Michelle M. Gerstner
Michelle Gerstner,
Planning Commission Chairman
Larry J. Beitz, P.E.
Larry J. Beitz, P.E.,
Director of Public Works

STATE
COUNTY OF COLE
Filed for record 6 day of December, 2018.
at 10 O'clock and 16 Minutes A.M.,
recorded in Plat Book 12, Page 904
Ralph C. Bray, Jr., Recorder
Deputy



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
REPLAT OF LOTS 94-101 KAUFFMAN SECTION 2
NE 1/4, NE 1/4 & SE 1/4, NE 1/4, Sec. 13, T44N, R13W, COLE COUNTY, MO

FOR
Kauffman L.L.C. (Ken Kauffman)

DATE 11-19-2018	DRN. BY C.F.B.	SCALE 1" = 50'	BOOK
REV. DATE	CKD. BY J.B.R.	SHEET 1 of 1	JOB NO. 72-021