

# MEADOWS PLACE SUBDIVISION

TOTAL AREA: 4.99 ACRES

ZONED: RS-3

### PROPERTY BOUNDARY DESCRIPTION

Part of Outlots 103, 104 and 113, and part of the vacated alley between said Outlots 104 and 113, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the Northeastern Corner of said Outlot 113; thence N54°16'16"W, along the northerly line of Outlot 113, 1247.18 feet to the northwesterly corner of a tract described by deed of record in Book 280, page 365, Cole County Recorder's Office; thence S34°51'34"W, along the westerly line of said tract, 30.68 feet to a point on the southerly right-of-way line of a 60 foot wide Public Street known as BALD HILL ROAD and the POINT OF BEGINNING for this description; thence continuing S34°51'34"W, along the westerly line of said tract in Book 280, page 365, 571.53 feet to a point on the northerly line of a tract described by deed of record in Book 313, page 699, Cole County Recorder's Office; thence N54°21'13"W, along the northerly line of said tract in Book 313, page 699, 363.50 feet to the southeasterly corner of a tract described by deed of record in Book 222, page 378, Cole County Recorder's Office; thence N34°59'40"E, along the easterly line of said tract in Book 222, page 378, and along the easterly line of another tract described by deed of record in Book 304, page 935, Cole County Recorder's Office, 657.82 feet to a point on the southerly right-of-way line of the aforesaid BALD HILL ROAD; thence Easterly, along said BALD HILL ROAD right-of-way, the following courses: S25°20'15"E, 51.22 feet; thence Southeasterly, on a curve to the left, having a radius of 570.22 feet, an arc distance of 290.40 feet, (the chord of said curve being S39°55'38"E, 287.27 feet; thence S54°31'01"E, 40.24 feet to the POINT OF BEGINNING. Containing 4.99 acres.

NOTE: THE BUILDING LIMIT LINES FOR THE SIDE AND REAR PROPERTY LINES SHALL CONFORM TO THE PLANNING REGULATIONS FOR THE CITY OF JEFFERSON, MISSOURI.

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of Norman Meadows, a survey was made, under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly on said plat and that said survey was performed in accordance with the requirements of the standards for a Class A property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, (4 CSR 30-8.020).

In Witness whereof I have hereunto set my seal and signature this 18 day of Feb, 1994.

*Larry V. Bricker*  
LARRY V. BRICKER, Mo. R.L.S. #1188

NOTE: SET 5/8" RE-ROD W/CAP (PERMANENT MONUMENT) AT ALL LOT CORNERS, EXCEPT WHERE OTHERWISE NOTED.

### OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned owner, of the tract of land described in the foregoing Property Boundary Description, have caused said tract to be surveyed and subdivided into lots and right-of-ways, and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth.

I do further dedicate to the public, for public use forever all right-of-ways and easements, (not presently of record) as shown on this plat which shall be known as "MEADOWS PLACE SUBDIVISION".

All taxes due and payable against said property have been paid in full.

In Witness whereof, I have set my hand, and seal, this 18 day of Feb, 1994.

*Margaret E. Meadows*  
Margaret E. Meadows

STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 18 day of Feb, 1994, before me personally did appear the above signed owner, who executed the foregoing instrument and acknowledged the same to be her free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this 18 day of Feb, 1994.

My Commission Expires: 12-30-95

*Cance Caldwell*  
Cance Caldwell, Notary Public, Cole County

I, the City Clerk of the City of Jefferson, County of Cole, Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. 132025.

*Louise Gardner*  
Louise Gardner, Mayor

*Phyllis Powell*  
Phyllis Powell, City Clerk

*Martin A. Brose*  
Martin A. Brose, Director of Public Works

*Keith A. DeVault*  
Keith A. DeVault, Director of Planning and Code Enforcement

STATE OF MISSOURI }  
COUNTY OF COLE } ss

Document No. 05604

Filed for record 25 day of May, 1994

at 10 O'clock and 10 Minutes A.M.,

recorded in Book 11, Page 688.

DAVID R. NEWSAM, Recorder

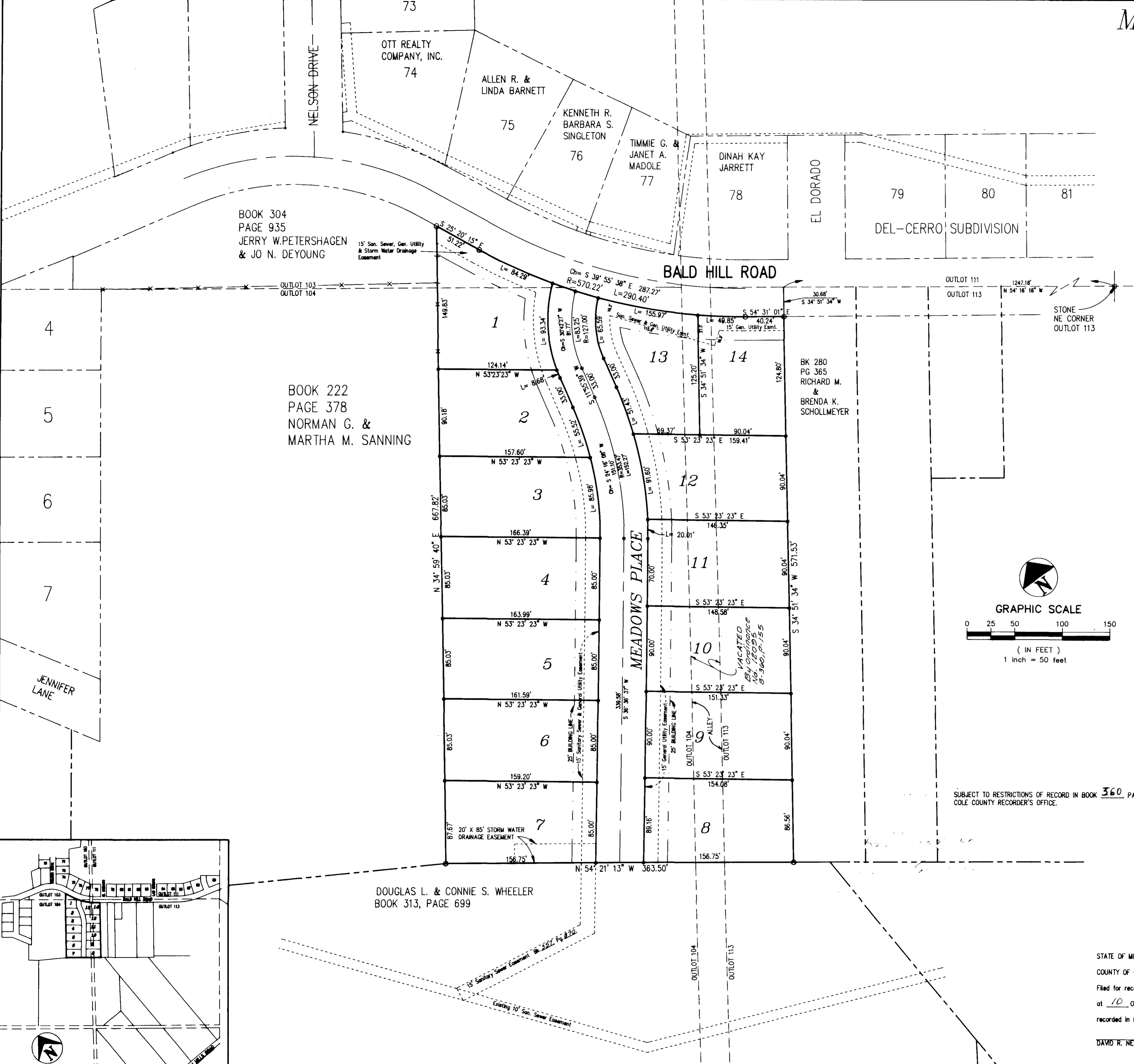
**Central Missouri Professional Services, Inc.**  
ENGINEERING - SURVEYING  
2500 E. McCARTY  
JEFFERSON CITY, MISSOURI 65101  
Phone (314) 634-3455  
FAX (314) 634-8898

TITLE **"MEADOWS PLACE SUBDIVISION"**  
Outlots 103, 104, & 113, J.C., MO.

FOR **MARGARET E. MEADOWS**

|      |             |         |     |       |        |         |        |
|------|-------------|---------|-----|-------|--------|---------|--------|
| DATE | SEPT., 1993 | BK#     | 630 | SCALE | 1"=50' | DRN. BY | DGS    |
| REV. |             | CDK. BY | LVB | SHEET | 1 OF 1 | JOB NO. | 93-105 |

**SUBD. # 380.00**



LOCATION MAP