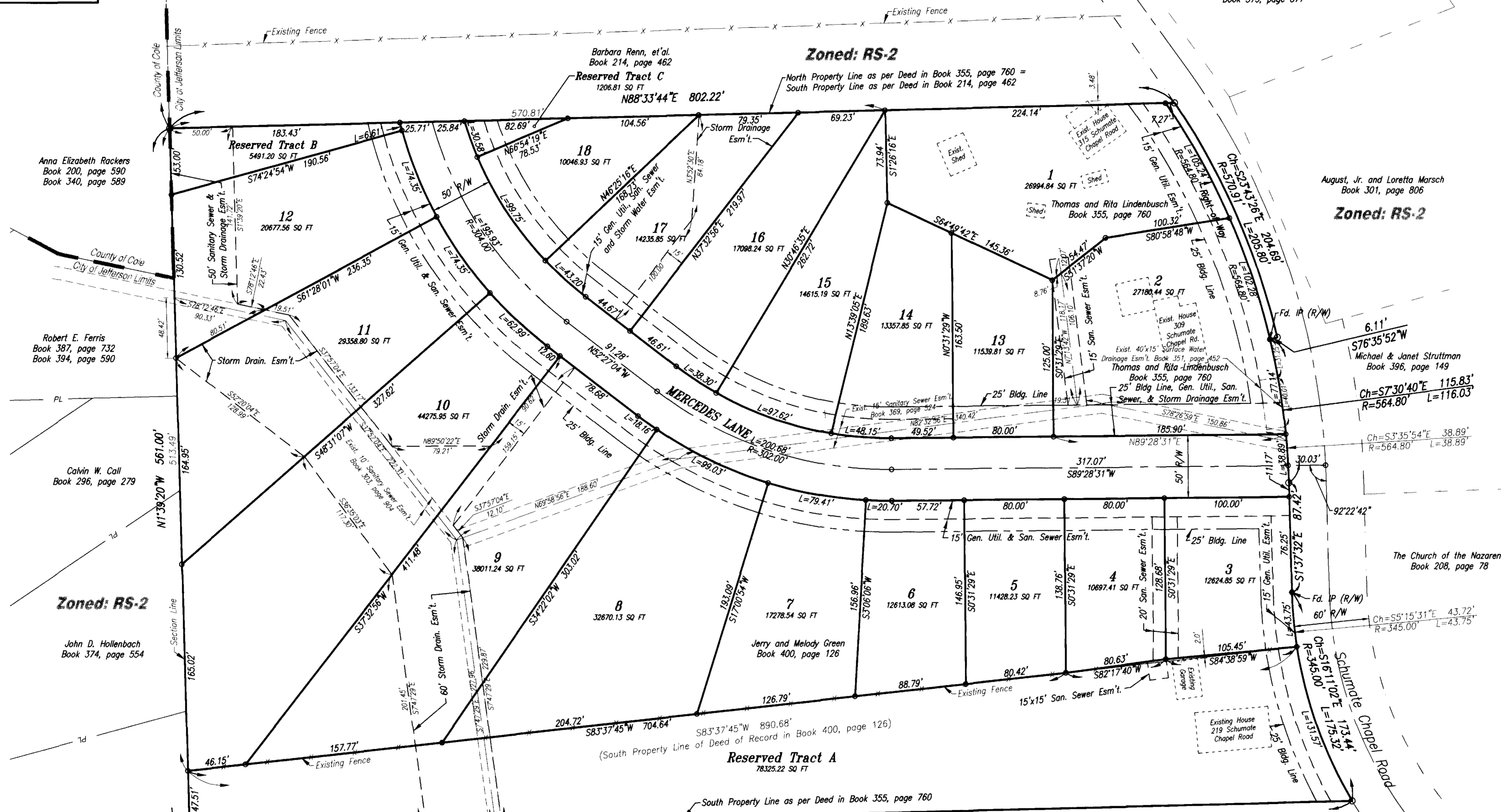
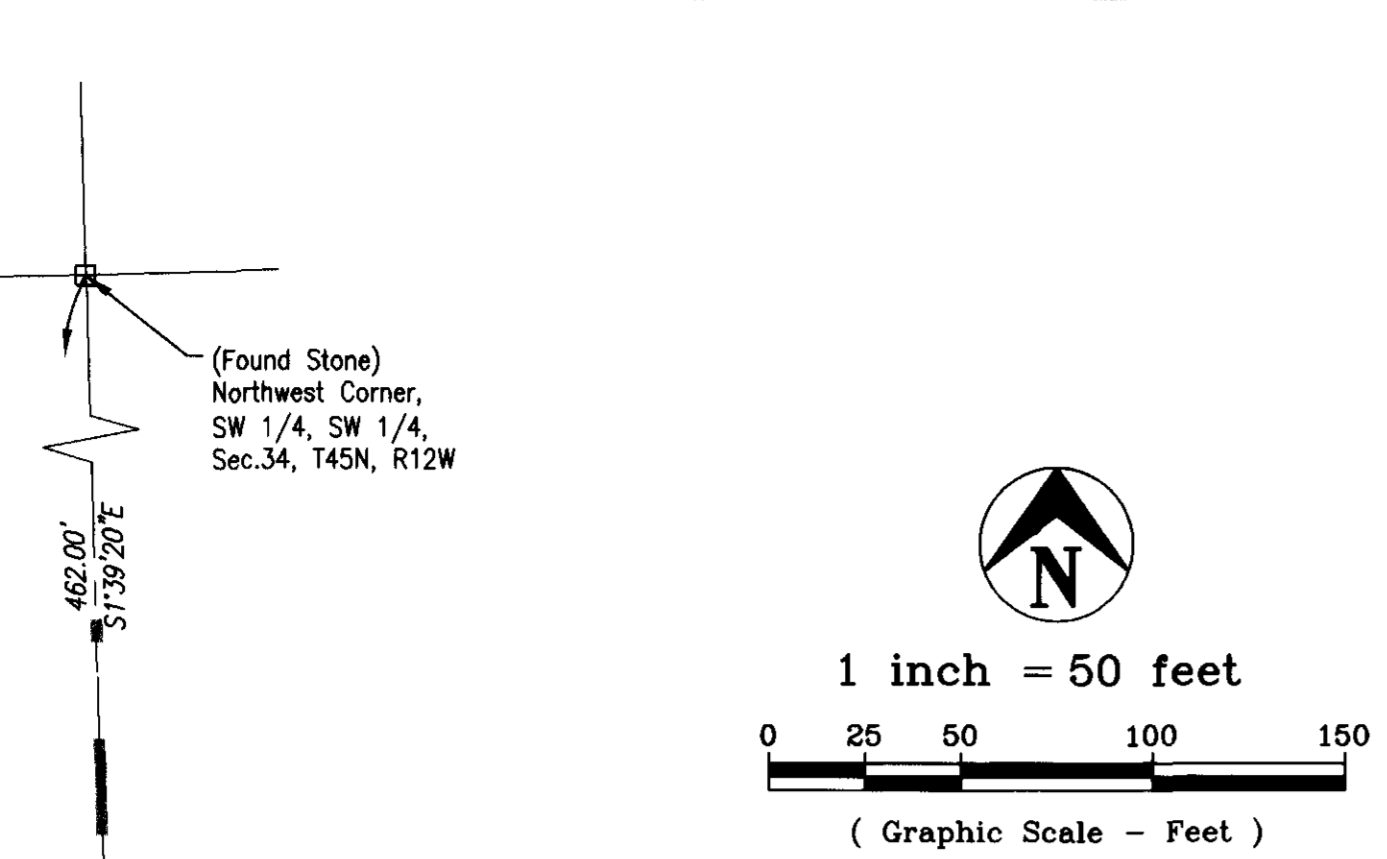
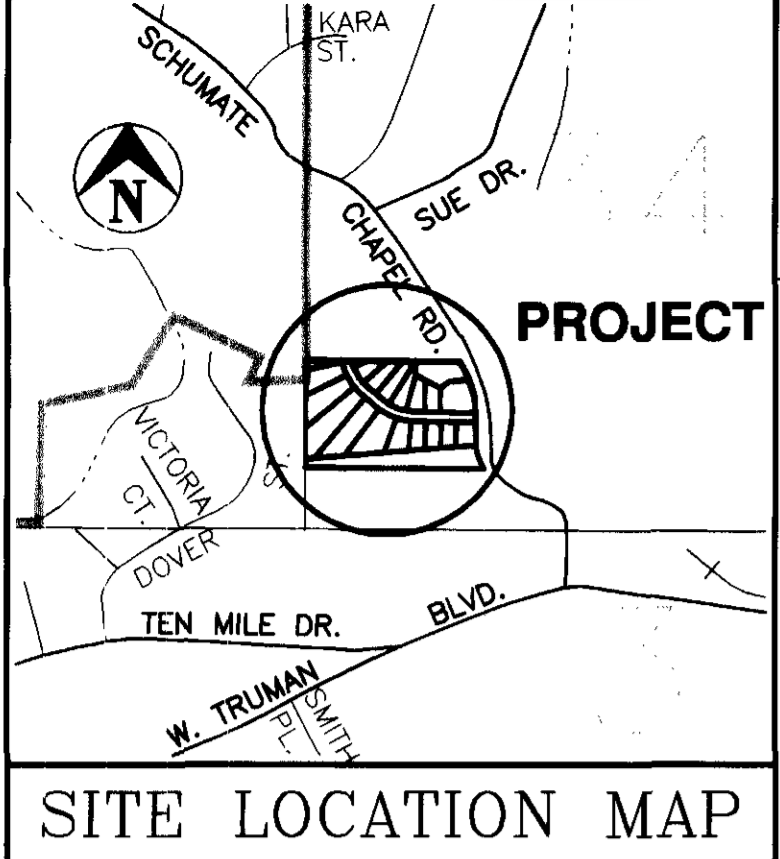


# MELODY HILLS SUBDIVISION

Part of the SW 1/4, Sec.34, T45N, R12W, City of Jefferson, MO  
 Area: 11.28 acres  
 Zoned: RS-2



**Thomas and Rita Lindenbusch:** Owners of Lots 1 & 2 and Part of Reserved Tract A.

**Jerry and Melody Green:** Owners of Lots 3 thru 18, Reserved Tracts B & C, and Part of Reserved Tract A.

**BEARING BASE:** As per "Smith Place Addition No.1" a Plat of Record in Plat Book 11, page 721 Cole County, MO Recorder's Office.

**RECORD SOURCE:** As per Deed of Record in Book 355, page 760 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.

**SURVEYOR'S CERTIFICATE**

This is to certify that at the request of Tom Lindenbusch and Jerry Green, 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 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 15th day of SEPTEMBER, 1998.

*Keith M. Brickley*  
 Keith M. Brickley, MO R.L.S. #2578

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. 1282.

Approved this 6th day of OCTOBER, 1998.

*Duane E. Schreimann*  
 Duane E. Schreimann, Mayor

*Phyllis Powell*  
 Phyllis Powell, City Clerk

*Martin A. Brase*  
 Martin A. Brase, P.E.  
 Director of Public Works

*Keith A. DeVault*  
 Keith A. DeVault  
 Director of Planning & Code Enforcement



STATE OF MISSOURI )  
 COUNTY OF COLE ) ss

Filed for record 15 day of Oct, 1998

at 1 O'clock and 21 Minutes P.M.,  
 recorded in Book 12, Page 77.

Larry D. Rademan, Recorder

**COMPLETED**

**PROPERTY DESCRIPTION**

Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 45 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, as per Deed of Record in Book 355, page 760, Cole County Recorder's Office, more particularly described as follows:

From the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 34; thence S01°39'20"E, along the Section Line, 462.00 feet to the Northwest Corner of a tract of land described in Book 355, page 760, Cole County Recorder's Office, and the POINT OF BEGINNING for this description; thence N88°33'44"E, along the northerly line of said tract in Book 355, page 760, 802.22 feet to the westerly right-of-way line of Schumate Chapel Road; thence southerly, along the westerly right-of-way line of Schumate Chapel Road the following courses: Southerly, on a curve to the right having a radius of 570.91 feet, an arc distance of 205.80 feet, (the chord of said curve being S23°43'26"E, 204.69 feet); thence S76°35'52"W, 6.11 feet; thence Southerly, on a curve to the right having a radius of 564.80 feet, an arc distance of 116.03 feet, (the chord of said curve being S07°30'40"E, 115.83 feet); thence S01°37'32"E, 87.42 feet; thence Southerly, on a curve to the left having a radius of 345.00 feet, an arc distance of 175.32 feet, (the chord of said curve being S16°11'02"E, 173.44 feet) to the Southeast Corner of the aforesaid tract in Book 355, page 760; thence leaving the westerly right-of-way line of Schumate Chapel Road, and along the southerly line of said tract in Book 355, page 760, S88°33'44"W, 928.43 feet to the westerly line of said Section 34; thence N01°39'20"W, along the Section Line, 561.00 feet to the point of beginning.

Except that part conveyed to Jerry J. and Melody M. Green, as per deed of record in Book 400, page 126, Cole County Recorder's Office.

Containing in all 3.07 acres.

**OWNER'S CERTIFICATE**

Know all men by these presents, that we, the undersigned, being the owners of the tracts of land described in the foregoing Property Descriptions, have caused said tracts 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 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 "MELODY HILLS 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 15 day of Sept, 1998.

By: *Thomas L. Lindenbusch*  
 Thomas L. Lindenbusch

By: *Rita F. Lindenbusch*  
 Rita F. Lindenbusch

August, Jr. and Loretta Marsch  
 Book 301, page 806

My Commission Expires: 12-30-99

*Candace Cardwell*  
 Candace Cardwell  
 Notary Public

STATE OF MISSOURI )  
 COUNTY OF COLE ) ss

On this 15 day of Sept, 1998, before me personally did appear the above signed owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this 15 day of Sept, 1998.

My Commission Expires: 12-30-99

*Candace Cardwell*  
 Candace Cardwell  
 Notary Public



**PROPERTY DESCRIPTION**

Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 45 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, as per deed of record in Book 400, page 126, Cole County Recorder's Office, more particularly described as follows:

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Containing in all 8.21 acres.

**OWNER'S CERTIFICATE**

Know all men by these presents, that we, the undersigned, being the owners of the tracts of land described in the foregoing Property Descriptions, have caused said tracts 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 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 "MELODY HILLS 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 15 day of Sept, 1998.

By: *Jerry M. Green*  
 Jerry M. Green

By: *Melody M. Green*  
 Melody M. Green

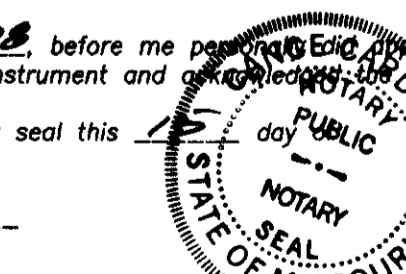
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My Commission Expires: 12-30-99

*Candace Cardwell*  
 Candace Cardwell  
 Notary Public



Central Missouri Professional Services, Inc.

ENGINEERING - SURVEYING  
 2500 E. McCARTY  
 JEFFERSON CITY, MISSOURI 65101  
 Phone (573) 634-3455  
 FAX (573) 634-8898

**TITLE MELODY HILLS SUBDIVISION**  
 Part of the SW 1/4, Sec.34, T45N, R12W, Jefferson City, MO

FOR **Tom Lindenbusch - Jerry Green**

DATE 8-14-98	DRN. BY C.F.B.	SCALE 1"=50'	BOOK 712
REV. DATE 9-14-98	CKD. BY R.M.B.	SHEET 1 OF 1	JOB NO. 98-046

Subd. 422.00