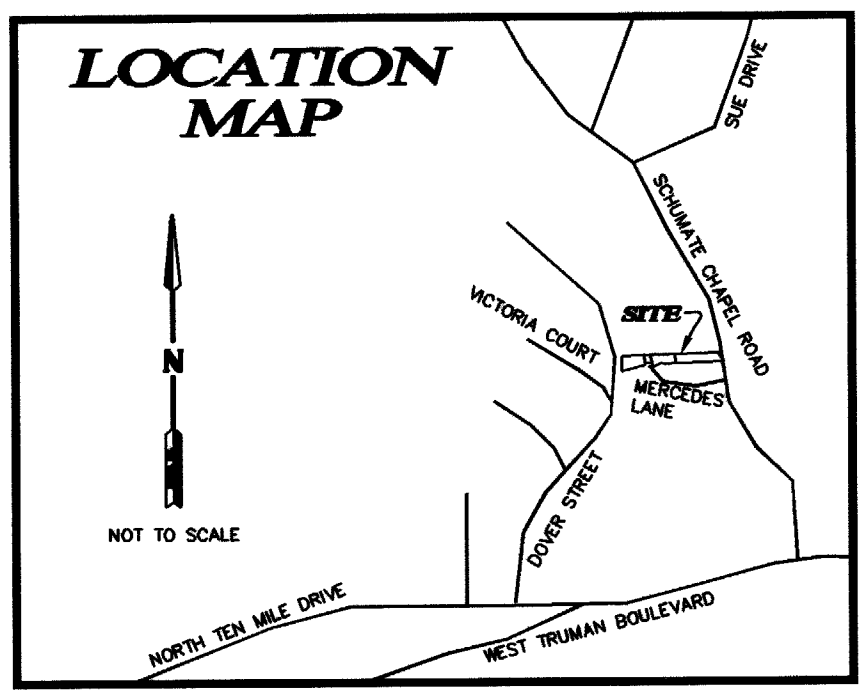
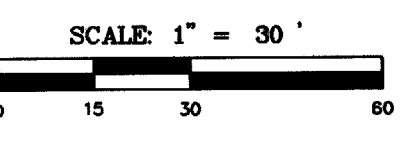
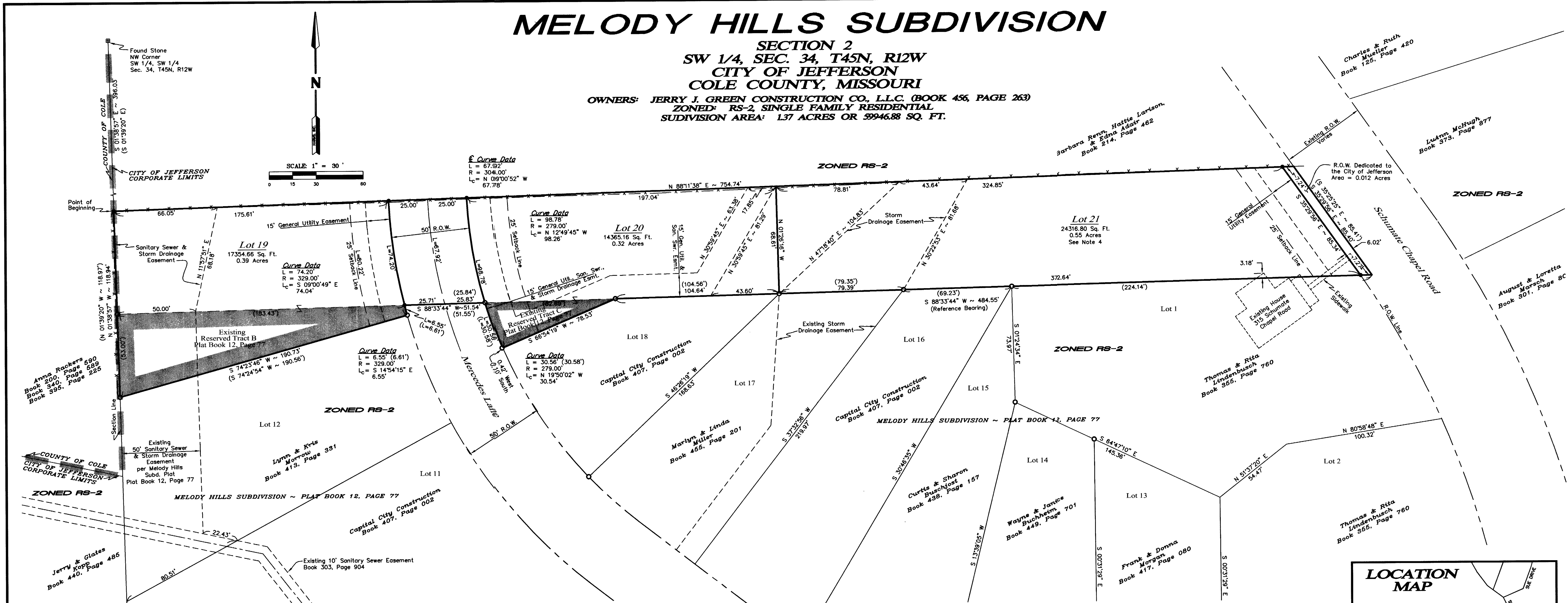


# MELODY HILLS SUBDIVISION

SECTION 2  
SW 1/4, SEC. 34, T45N, R12W  
CITY OF JEFFERSON  
COLE COUNTY, MISSOURI

OWNERS: JERRY J. GREEN CONSTRUCTION CO., L.L.C. (BOOK 456, PAGE 263)  
ZONED: RS-2, SINGLE FAMILY RESIDENTIAL  
SUBDIVISION AREA: 1.37 ACRES OR 59946.88 SQ. FT.



**OWNER'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS, that Jerry J. Green Construction Co., LLC, a Missouri Limited Liability Company, is the sole owner of the described tract of land and that they have caused said tract of land to be surveyed and caused a subdivision to be prepared thereon in the manner shown on the attached plat, and said tract of land is to be hereafter known as "Melody Hills Subdivision, Section 2."

Lots in Melody Hills Subdivision, Section 2, shall be subject to Declarations and Covenants in existence for Melody Hills Subdivision.

The easements and right-of-ways shown by the attached plat are dedicated to the City of Jefferson, Missouri, and to public use forever. All taxes due and payable against said property are paid in full.

IN WITNESS WHEREOF, I have hereunto set my hand the 17<sup>th</sup> day of MAY, 2002.

Jerry J. Green Construction Co., LLC, a Missouri Limited Liability Company, party of the first part has caused these presents to be signed by its member.

*Jerry J. Green*  
President

**NOTARY**

STATE OF MISSOURI )  
COUNTY OF )  
ON THIS 17<sup>th</sup> day of May, 2002, before me did appear Jerry J. Green, President, to me personally known, who being by me duly sworn, did say that the above instrument was signed as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Miller County, Missouri, the day and year last above written.

*Clarence E. Cochran*  
Notary Public  
My Commission expires July 28, 2003

**PROPERTY DESCRIPTION**

A tract of land situated in and being a part of the Southwest Quarter of the Southwest Quarter, of Section 34, Township 45 North, Range 12 West in the City of Jefferson, County of Cole, Missouri; also being the tract of land described by the deed recorded at Book 456, Page 263 and Reserved Tracts B and C, Melody Hills Subdivision as recorded at Plat Book 12, Page 77, all of the Records of the County of Cole, Missouri; said tract being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest 1/4 of the Southwest 1/4 of Section 34, T45N, R12W, thence S 01° 38' 57" E, along the Westerly Section Line of said Section 34, 396.03 feet to the point of beginning; thence leaving said Section Line, N 88° 11' 38" E, 754.74 feet to a point on the Westerly Right of Way Line of Schumate Chapel Road; thence S 35° 29' 56" E, along said Westerly Right of Way Line, 85.40 feet; thence leaving said Right of Way Line, S 88° 33' 44" W, along the Northerly Line, of Melody Hills Subdivision, a subdivision of record, at Plat Book 12, Page 77 of the Records of Cole County, Missouri, 484.55 feet; thence leaving said Northerly Line, S 66° 54' 19" W, along the Southerly Line of Reserved Tract C of said Melody Hills Subdivision, 78.53 feet to a point on the Easterly Right of Way Line of Mercedes Lane; thence leaving said Southerly Line, along said Easterly Right of Way Line, along a curve to the right, 30.56 feet, the radius being 279.00 feet, the long chord being N 19° 50' 02" W, 30.54 feet; thence leaving said Easterly Right of Way Line, S 88° 33' 44" W, along the Northerly Line of said Melody Hills Subdivision, 51.54 feet to a point on the Westerly Right of Way Line of Mercedes Lane; thence leaving said Northerly Line, along said Westerly Right of Way Line, along a curve to the left, 6.55 feet, the radius being 329.00 feet, the long chord being S 14° 54' 15" E, 6.55 feet to the Southeasterly Corner of Reserved Tract B of said Melody Hills Subdivision; thence leaving said Westerly Right of Way Line, S 74° 23' 46" W, along the Southerly Line of said Reserved Tract B, 190.73 feet to a point on the Westerly Section Line of said Section 34; thence leaving said Southerly Line, N 01° 38' 57" W, along said Section Line, 118.94 feet to the point of beginning.

Containing 59946.88 Square Feet or 1.37 Acres.  
Subject to all easements and restrictions of record.

**SURVEYOR'S CERTIFICATE**

This is to certify that I, Randall W. Wilson, Professional Land Surveyor in the State of Missouri, made a survey and subdivision of the above described tract of land at the request of Jerry J. Green Construction Co., LLC, the Owner, that the attached plat represents the field work as completed in the month of March, 2002, and that said survey was executed in accordance with the requirements of the Missouri Minimum Standards for Property Boundary Surveys appearing at 4 CSR 30-16, and 10 CSR 30-2, adopted December 30, 1994, and that said survey meets the requirements of an Urban Class Survey.

*Randall W. Wilson*  
Randall W. Wilson  
April 17, 2002  
Revised May

**CITY OF JEFFERSON ENDORSEMENT**

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. 13341.

Approved this 18<sup>th</sup> day of JUNE, 2002.

*Thomas P. Rackers*  
Thomas P. Rackers, Mayor

*Phyllis Powell*  
Phyllis Powell, City Clerk

*Patrick E. Sullivan*  
Patrick E. Sullivan, P.E.  
Director of Community Development

**Legend**

Found 5/8" Iron Pin with "LS 3550" Cap (Unless Otherwise Noted)	○
Set 1/2" Iron Pin	●
Found Stone	⊞
Right of Way	R.O.W.
Right of Way Line	---
City Limits Line	▬▬▬
Fence	-x-

**Utility Providers**

Water - Cole County PWSO #1
Sanitary Sewer - City of Jefferson
Electric - Ameren UE
Natural Gas - Ameren UE
Telephone - Sprint

- Notes**
- Reference Bearing from the North Line of Melody Hills Subdivision as recorded in Plat Book 12, Page 77 of the Records of the County of Cole.
  - Bearings and distances in parenthesis are from plots or deeds of record.
  - This survey was based on the Deed recorded at Book 456, Page 263 of the Records of the County of Cole.
  - Lot 21 is buildable lot, but is to be transferred to the owners of Lot 1, Melody Hills Subdivision, upon approval of this plat.
  - This property is not within a Flood Hazard Zone as indicated by FIRM Map No. 290108-000.3C dated October 6, 1981.

DOCUMENT NO. 09843

STATE OF MISSOURI )  
COUNTY OF COLE ) S.S.

FILED FOR RECORD 8 DAY OF July, 2002  
AT 1 O'CLOCK AND 53 MINUTES P.M.  
RECORDED IN BOOK 12, PAGE 296

LARRY D. RADEMAN, RECORDER

DEPUTY

MISSOURI REGISTERED ARCHITECTS ENGINEERS LAND SURVEYORS

**HARMS, INC.**  
1000 N. 10th St., Jefferson, MO 64501  
P.O. Box 66, Jefferson, MO 64501  
TEL: 660-6666 FAX: 660-6666

DATE	FB NO.
4/17/02	345
SHEET	JOB NO.
1 of 1	02-5065-E
DRAWING NAME: 5065 Topo KLD	