

BEARINGS ARE ASSUMED, based on field control ties to previous Central Missouri Professional Services, Inc. surveys (RE: CMPS Project No. 82-000) and subsequent subdivisions of MONTICELLO ACRES and JULIAR SUBDIVISION.

RECORD SOURCE: Deed of record in Book 419, page 861, Cole County Recorder's Office.

- NOTES:**
1. THE SETBACK LINES SHALL BE AS PER THE CITY OF JEFFERSON ZONING CODE.
 2. UTILITY NOTES:
WATER SUPPLY-COLE COUNTY PUBLIC WATER SUPPLY DISTRICT NO.1
SEWERAGE - CITY OF JEFFERSON
ELECTRICAL POWER - AMEREN UE
TELEPHONE - SPRINT
NATURAL GAS - AMEREN UE
ZONING - RS-2
 3. CITY OF JEFFERSON AND COUNTY OF COLE VERTICAL DATUM USED FOR THIS PROJECT.
 4. NO AREA OF CLASSIFIED HAZARD SHOWN ACCORDING TO FIRM PANEL NUMBER 280510D1280, CLASSIFIED AS OTHER SHADE ZONE X.
 5. 30' SANITARY SEWER, STORM DRAINAGE AND GENERAL UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS.
 6. 30' RADIUS AT ALL STREET INTERSECTIONS.
 7. SET 1/2" NEKOD W/CAP AT ALL NEW LOT CORNERS EXCEPT WHERE OTHERWISE NOTED.

CURVE #1
Ch=N1053.36"W
98.26'
L=98.42'
R=504.47'

*-THESE LOTS ARE SUBJECT TO POSSIBLE STORMWATER OVERFLOW. IN ADDITION, THE CITY OF JEFFERSON HAS REQUIRED A MINIMUM LOWEST FLOOR ELEVATION OF 863.00 FOR LOTS 1 AND 2.

MADLINE'S PARK NORTH SECTION ONE

5.41 ACRES

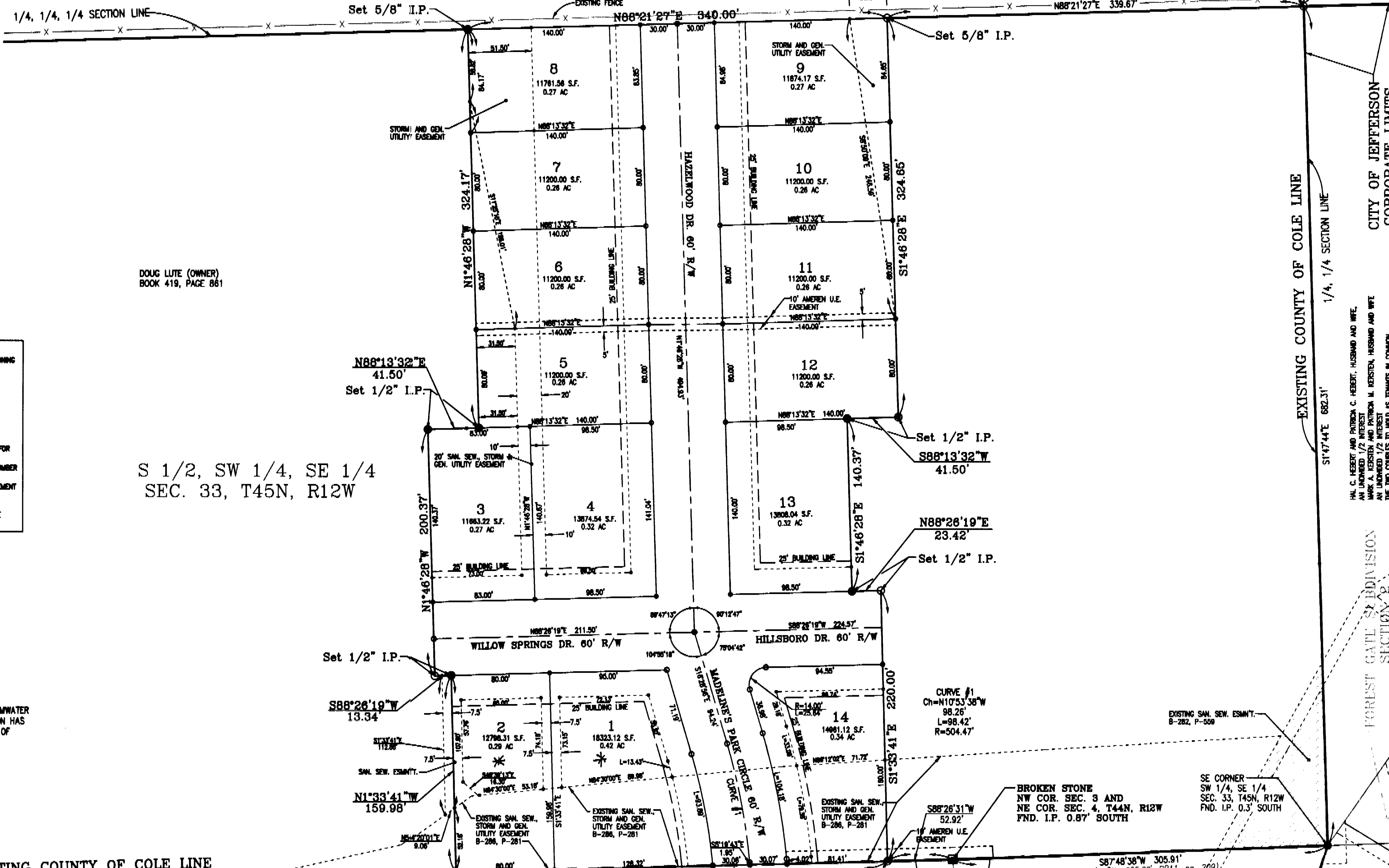
RS-2 PROPOSED ZONING

N 1/2, SW 1/4, SE 1/4
SEC. 33, T45N, R12W

JAMES A. & EMBARRAS L.
BOOK 337, PAGE 945

SET 5/8" I.P. W/CAP
NE CORNER
S 1/2, SW 1/4, SE 1/4
SEC. 33, T45N, R12W
(ESTABLISHED WESTERLY EXTENSION
OF THE NORTHERLY LINE OF FOREST
GATE SUBDIVISION-SEC. 1 & 2
(6.65' S. OF FENCE COR.)

ARTHUR H. & ANNA ELIZABETH
RACKERS, TRUSTEES
BOOK 395, PAGE 225



S 1/2, SW 1/4, SE 1/4
SEC. 33, T45N, R12W

PROPERTY BOUNDARY DESCRIPTION

Part of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 45 North, Range 12 West, Cole County, Missouri being part of that property described by deed of record in Book 419, page 861, Cole County Recorder's Office, more particularly described as follows:

From a point on the south line of Section 33, Township 45 North, Range 12 West said point being the northeast corner of Section 4, Township 44 North, Range 12 West; thence along the north line of the aforesaid property described in Book 419, page 861, S88°26'31"W, along the Township Line, 52.82 feet to the POINT OF BEGINNING for this description; thence continuing along the south line of the aforesaid property described in Book 419, Page 861, S88°26'31"W, along the Township Line, 349.86 feet; thence leaving the south line of the aforesaid property described in Book 419, page 861, N1°33'41"W, 159.98 feet; thence S88°28'19"W, 13.34 feet; thence N1°46'28"W, 200.37 feet; thence N88°13'32"E, 41.50 feet; thence N1°46'28"W, 324.17 feet to the north line of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 33; thence N88°21'27"E, along the north line of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 33, 340.00 feet; thence leaving the north line of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 33, S1°46'28"E, 324.85 feet; thence S88°13'32"E, 41.50 feet; thence S1°46'28"E, 140.37 feet; thence N88°26'19"E, 23.42 feet; thence S1°33'41"E, 220.00 feet to the POINT OF BEGINNING.

Containing 5.41 acres.

OWNER'S CERTIFICATE

Know all men by these presents that the undersigned, being the owner of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into Lots and Streets, and on this plat the lot numbers 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 and said subdivision shall be known as MADLINE'S PARK NORTH SECTION ONE.

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 their hands and seals this 18th day of August, 2007.

CAPITAL CITY CONSTRUCTION
James A. Kleindienst, Partner
John D. Kleindienst, Partner

STATE OF MISSOURI }
COUNTY OF COLE }
On this 15th day of March, 2007, before me personally did appear the above signed property owner 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 15th day of March, 2007.

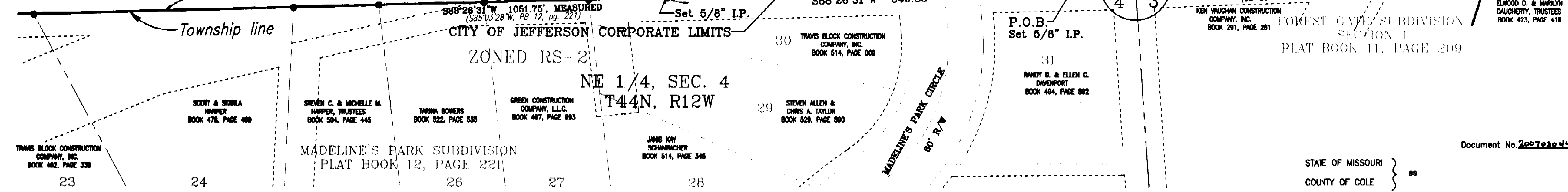
My Commission Expires: 12/28/07
Notary Public, Cole Co.

LOUIS INCANAR
Notary Public, Notary Seal
STATE OF MISSOURI
County of Callaway
My Commission Expires 12/28/2007

SURVEYOR'S CERTIFICATE

This is to certify that at the request of, Jim Kleindienst, 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 represented correctly; this survey was performed in accordance with the current requirements of the standards for a Urban 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 13th day of March, 2007.



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, Missouri, on this 17th day of August, 2007.

Approved this 17th day of August, 2007
Phyllis Powell, City Clerk

Document No. 2007-08-14
STATE OF MISSOURI }
COUNTY OF COLE }
at 10:00 o'clock and 08:31 Minutes A.M.,
recorded in Book 17, Page 577.
LARRY D. RADEMAN, Recorder
Debra Nash, Deputy

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCarty
JEFFERSON CITY, MISSOURI 65101
PHONE (573) 634-3455
FAX (573) 634-8898

TITLE MADLINE'S PARK NORTH SECTION ONE
S 1/2, SW 1/4, SE 1/4, T45N, R12W

FOR CAPITAL CITY CONSTRUCTION

DATE 5-10-06	DRN. BY JHH	SCALE 1"=50'	BOOK
REV. 8-23-06	CHK. BY KMB	SHEET 1 of 1	JOB NO. 06-009
DATE 7-05-06			

COPY