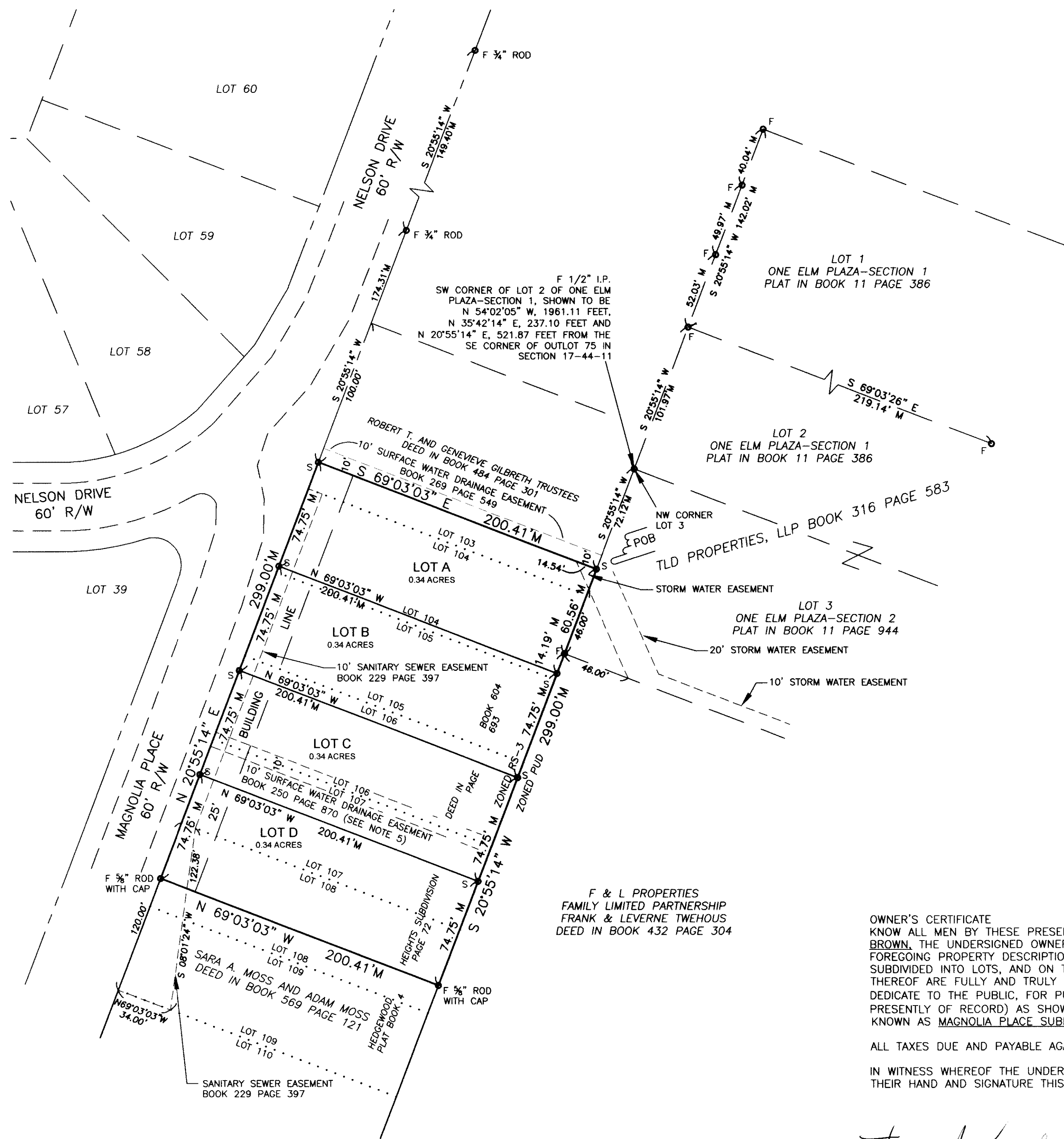
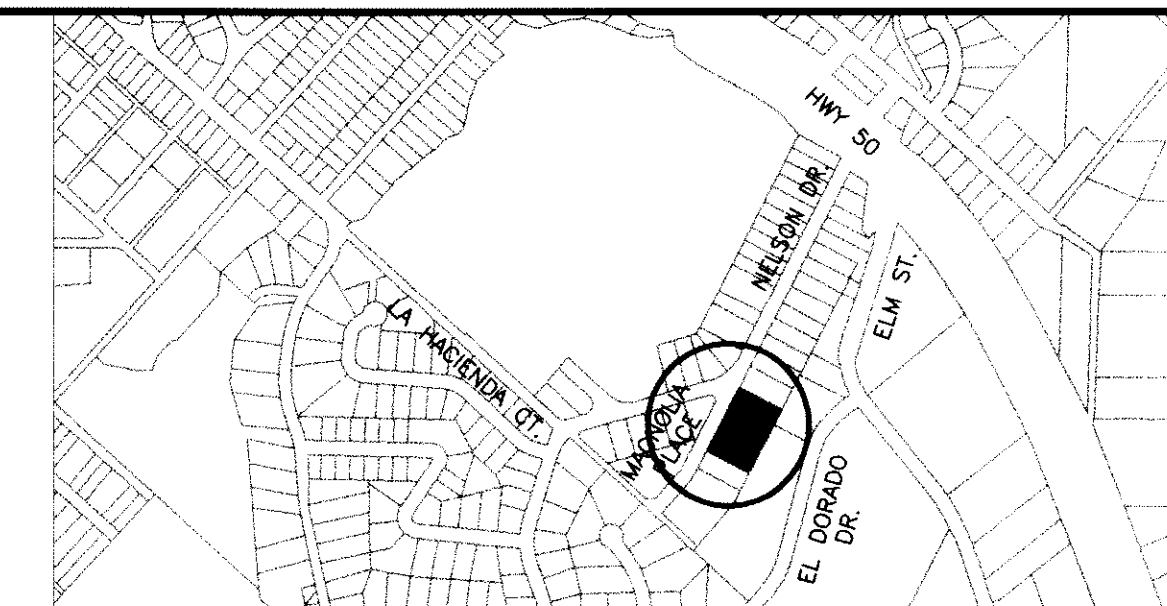


MAGNOLIA PLACE SUBDIVISION

REPLAT OF PART OF LOTS 103 AND 108 AND ALL OF LOTS 104 THROUGH 107

HEDGEWOOD HEIGHTS SUBDIVISION

RESIDENTIAL PLAT BOOK 4 PAGE 72
ZONED RS-3



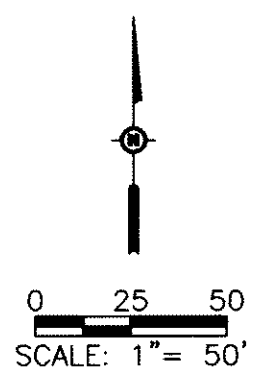
LEGEND
 F FOUND 1/2" ROD WITH CAP, UNLESS OTHERWISE NOTED
 S SET 5/8" ROD WITH CAP LS 2729
 -X- FENCE
 R RECORD
 M MEASURED
 RA RADIUS
 CH CHORD
 L ARC LENGTH
 R/W RIGHT OF WAY

PROPERTY CLASSIFICATION: SUBURBAN
 SURVEY FOR: THOMAS A. KAUFFMAN
 MARCH 2011

REFERENCE BEARING:
 THE WEST LINE OF ONE-ELM PLAZA SECTION 1
 RECORDED IN PLAT BOOK 11 PAGE 386 OF THE
 COLE COUNTY RECORDS: N 20°55'14" W

NOTES:

- 1) ABSTRACT OR TITLE INSURANCE POLICY WAS NOT AVAILABLE FOR REVIEW, ADDITIONAL EASEMENTS MAY EXIST.
- 2) FRONT SETBACKS 25 FEET.
- 3) SIDE SETBACKS 10 FEET.
- 4) THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS PER FIRM MAP NO. 29051C0110D DATED DECEMBER 2, 2005.
- 5) VACATED BY ORDINANCE NO. 14806 BOOK 606 PAGE 162.



PROPERTY DESCRIPTION:
 PART OF LOTS 103 AND 108 AND ALL OF LOTS 104, 105, 106 AND 107 OF HEDGEWOOD HEIGHTS SUBDIVISION, BLOCK A IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, PER THE PLAT RECORDED IN PLAT BOOK 4 PAGE 72 OF THE COLE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 320 PAGE 406 OF THE COLE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF LOT 3 OF ONE ELM PLAZA-SECTION 2 RECORDED IN PLAT BOOK 11 PAGE 944 OF THE COLE COUNTY RECORDS; THENCE WITH THE WEST LINE OF SAID LOT 3, S 20°55'14" W, 72.12 FEET, TO THE NORTHEAST CORNER OF THE SECOND TRACT DESCRIBED BY THE DEED IN BOOK 320 PAGE 406 OF THE COLE COUNTY RECORDS, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE FROM THE POINT OF BEGINNING, CONTINUING S 20°55'14" W, WITH THE EAST LINE OF THE SECOND AND THIRD TRACT DESCRIBED BY THE DEED IN BOOK 320 PAGE 406, ALSO BEING THE SOUTHEASTERLY BOUNDARY OF SAID HEDGEWOOD HEIGHTS SUBDIVISION, 299.00 FEET TO THE NORTHEASTERLY CORNER OF THE TRACT DESCRIBED BY THE DEED IN BOOK 569 PAGE 121 OF THE COLE COUNTY RECORDS; THENCE LEAVING THE EAST LINE OF SAID THIRD TRACT DESCRIBED BY THE DEED IN BOOK 320 PAGE 406, N 69°03'03" W, WITH THE NORTHERLY LINE OF SAID TRACT DESCRIBED BY THE DEED IN BOOK 569 PAGE 121, 200.41 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MAGNOLIA PLACE, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED BY THE DEED IN BOOK 569 PAGE 121; THENCE WITH THE EAST RIGHT-OF-WAY LINE OF MAGNOLIA PLACE, AND THE WEST LINE OF THE SECOND AND THIRD TRACT DESCRIBED BY THE DEED IN BOOK 320 PAGE 406, N 20°55'14" E, 299.00 FEET TO THE NORTHWEST CORNER OF SAID SECOND TRACT DESCRIBED BY THE DEED IN BOOK 320 PAGE 406; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF MAGNOLIA PLACE, AND WITH THE NORTH LINE OF SAID SECOND TRACT DESCRIBED BY THE DEED IN BOOK 320 PAGE 406, S 69°03'03" E, 200.41 FEET TO THE POINT OF BEGINNING AND CONTAINS 1.38 ACRES.

OWNER'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS THAT THOMAS A. KAUFFMAN AND DEBORAH J. BROWN, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED INTO LOTS, 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 EASEMENTS, (NOT PRESENTLY OF RECORD) AS SHOWN ON THIS PLAT AND SAID SUBDIVISION SHALL BE KNOWN AS MAGNOLIA PLACE SUBDIVISION.

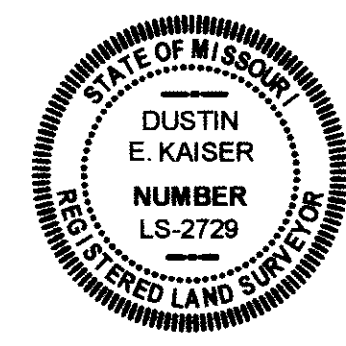
ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.
 IN WITNESS WHEREOF THE UNDERSIGNED OWNERS OF SAID TRACT HAVE HEREUNTO SET THEIR HAND AND SIGNATURE THIS 21st DAY OF May, 2011.

Thomas A. Kauffman
 THOMAS A. KAUFFMAN
Deborah J. Brown
 DEBORAH J. BROWN

STATE OF MISSOURI)
 COUNTY OF COLE) SS
 ON THIS 21st DAY OF May, 2011, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED OWNER, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL THIS 21st DAY OF May, 2011.

MY COMMISSION EXPIRES: August 27, 2011
Anne M. Strattman
 ANNE M. STRATTMAN
 Notary Public - Notary Seal
 State of Missouri
 Commissioned for Osage County
 My Commission Expires: August 27, 2011
 Commission Number: 07396130



SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT AT THE REQUEST OF THOMAS A. KAUFFMAN 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 EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR SUBURBAN STANDARD AS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY SEAL AND SIGNATURE THIS 21st DAY OF May, 2011.
Dustin E. Kaiser
 DUSTIN E. KAISER PLS 2729

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, BY ORDINANCE NO. 14807 APPROVED THIS 21st DAY OF June, 2011.

Eric J. Struemph
 ERIC J. STRUEMPH, MAYOR
Phyllis Powell
 PHYLLIS POWELL, CITY CLERK



Charles D. Lansford
 CHARLES D. LANSFORD, INTERIM DIRECTOR
 DEPARTMENT OF COMMUNITY DEVELOPMENT

DOCUMENT NO. 201105890
 STATE OF MISSOURI)
 COUNTY OF COLE)
 FILED FOR RECORD 15th DAY OF JULY, 2011
 AT 10 O'CLOCK AND 29 MINUTES
11 M. RECORDED IN BOOK 17,
 PAGE 716.
 LARRY D. RADEMAN, RECORDER
 CARIE MVENES
 DEPUTY

BARTLETT & WEST
 1719 SOUTHDRIVE DR., SUITE 100 - JEFFERSON CITY MO 64109-4000
 PHONE 573.634.3181 - FAX 573.634.7904
 WWW.BARTLETTANDWEST.COM

MAGNOLIA PLACE SUBDIVISION
 REPLAT OF PART OF LOTS 103 AND 108 AND ALL OF LOTS 104 THROUGH 107
 HEDGEWOOD HEIGHTS SUBDIVISION, CITY OF JEFFERSON, COLE COUNTY, MISSOURI

PREPARED FOR:
TOM KAUFFMAN

DESIGNED BY:	DEK	PROJ NO:	17655.000	SHEET NUMBER
DRAWN BY:	TAA	SCALE:	1" = 50'	1 OF 1
APPROVED BY:	DEK	DATE:	APRIL 2011	