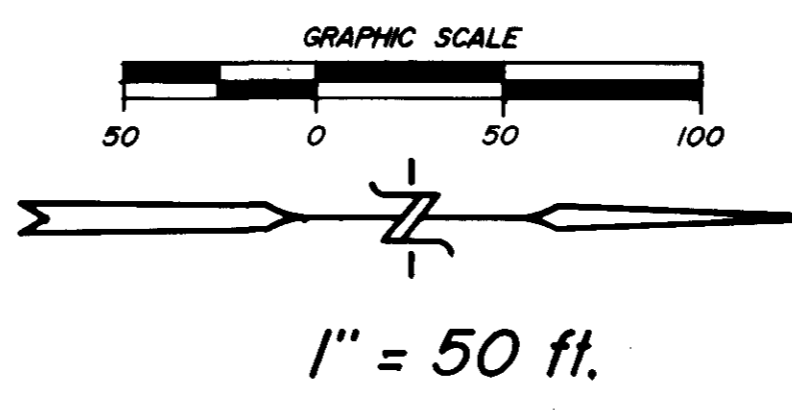


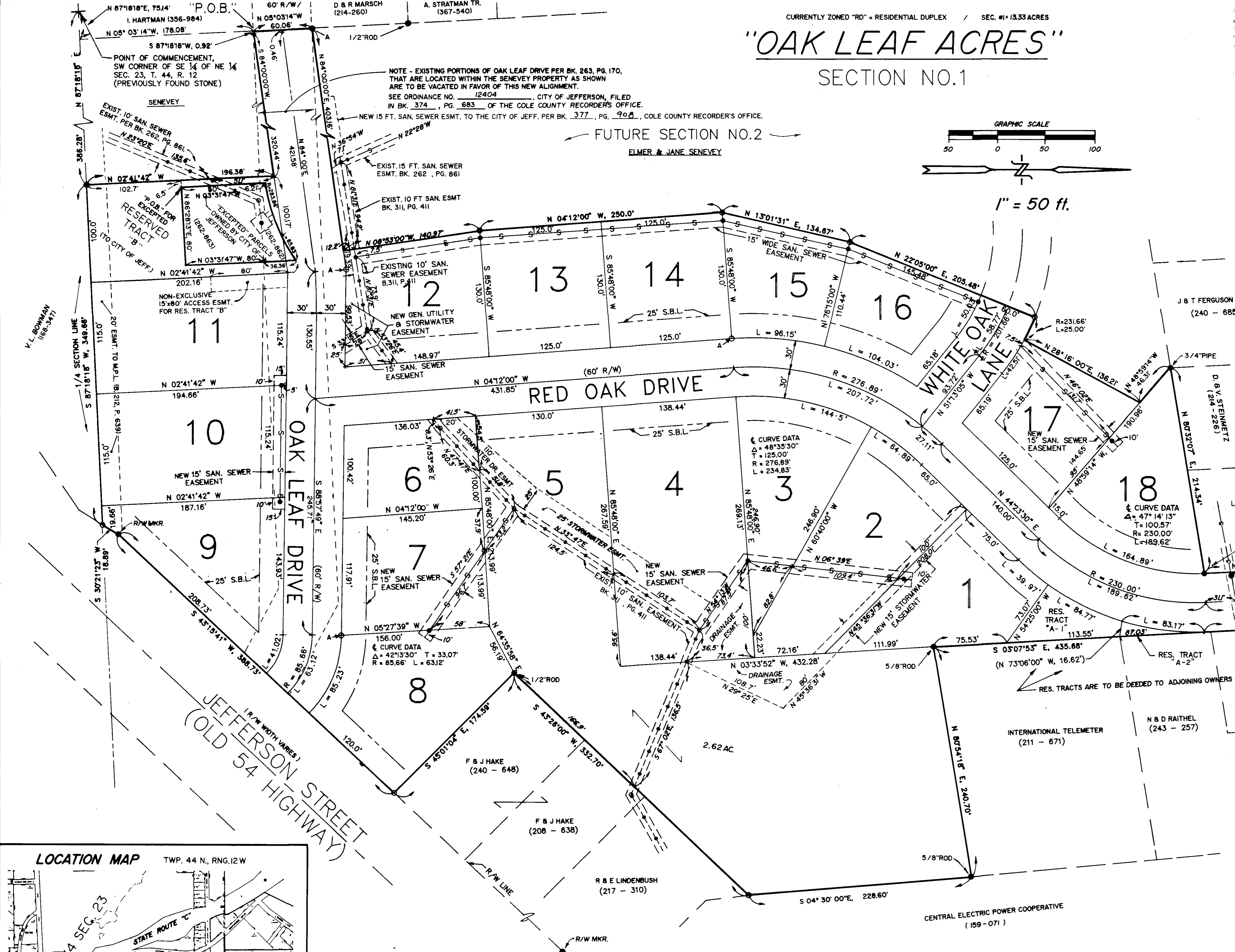
CURRENTLY ZONED "RD" - RESIDENTIAL DUPLEX / SEC. #1 13.33 ACRES

"OAK LEAF ACRES"

SECTION NO. 1



SUBDIVISION DESCRIPTION: PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 12 WEST, CITY OF JEFFERSON, COLE COUNTY, MISSOURI, SAID PART THEREOF DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE N 87° 18' 18" E, ALONG THE QUARTER SECTION LINE, 75.14 FEET TO THE SOUTHEAST CORNER OF A TRACT PER DEED OF RECORD IN BOOK 356, PAGE 984 OF THE COLE COUNTY RECORDER'S OFFICE; THENCE N 05° 03' 14" W, ALONG THE EAST LINE OF SAID TRACT, 128.08 FEET TO THE SOUTH LINE OF OAK LEAF DRIVE PER DEED OF RECORD IN BOOK 283, PAGE 170 OF THE COLE COUNTY RECORDER'S OFFICE; AND THE POINT OF "BEGINNING" FOR THIS SUBDIVISION DESCRIPTION; THENCE CONTINUING N 05° 03' 14" W, 80.08 FEET TO THE NORTH LINE OF SAID OAK LEAF DRIVE; THENCE LEAVING SAID NORTH LINE, N 84° 00' 00" E, 403.16 FEET; THENCE N 08° 53' 00" W, 140.97 FEET; THENCE N 12° 00' 00" W, 250.00 FEET; THENCE N 13° 01' 31" E, 134.67 FEET; THENCE N 22° 05' 00" E, 205.48 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 231.66 FEET, AND ARC LENGTH OF 25.00 FEET, AND A CHORD OF S 64° 49' 32" E, 24.99 FEET; THENCE N 28° 18' 00" E, 138.21 FEET; THENCE N 48° 59' 14" W, 46.31 FEET TO THE SOUTHWEST CORNER OF A TRACT PER DEED OF RECORD IN BOOK 214, PAGE 226 OF THE COLE COUNTY RECORDER'S OFFICE; THENCE N 30° 32' 07" E, ALONG THE SOUTH LINE OF THE TRACT LAST MENTIONED, AND ANOTHER TRACT PER DEED OF RECORD IN BOOK 188, PAGE 651 OF THE COLE COUNTY RECORDER'S OFFICE, 214.34 FEET TO THE SOUTHEAST CORNER OF THE LAST SAID TRACT; THENCE N 02° 50' 43" W, ALONG THE EAST LINE OF THE LAST SAID TRACT, 141.64 FEET TO THE NORTHEAST CORNER THEREOF AT THE SOUTH LINE OF SOUTHRIDGE DRIVE; THENCE N 78° 09' 18" E, ALONG THE SOUTH LINE OF SOUTHRIDGE DRIVE, 60.23 FEET TO THE NORTHWEST CORNER OF A TRACT PER DEED OF RECORD IN BOOK 158, PAGE 239 OF THE COLE COUNTY RECORDER'S OFFICE; THENCE S 03° 07' 53" E, ALONG THE WEST LINE OF THE TRACT LAST MENTIONED, AND THE WEST LINE OF TWO OTHER TRACTS PER DEEDS OF RECORD IN BOOK 243, PAGE 257 OF THE COLE COUNTY RECORDER'S OFFICE, AND BOOK 211, PAGE 671 OF THE COLE COUNTY RECORDER'S OFFICE, 435.68 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED TRACT; THENCE N 80° 54' 18" E, ALONG THE SOUTH LINE OF THE LAST SAID TRACT, 240.70 FEET TO THE SOUTHEAST CORNER OF THE TRACT LAST MENTIONED; THENCE S 04° 30' 00" E, ALONG THE WEST LINE OF A TRACT PER DEED OF RECORD IN BOOK 159, PAGE 071 OF THE COLE COUNTY RECORDER'S OFFICE, 228.60 FEET TO THE NORTHERNMOST CORNER OF A TRACT PER DEED OF RECORD IN BOOK 217, PAGE 310 OF THE COLE COUNTY RECORDER'S OFFICE; THENCE S 43° 28' 00" W, ALONG THE NORTHWEST LINE OF THE TRACT LAST MENTIONED AND TWO OTHER TRACTS PER DEEDS OF RECORD IN BOOK 208, PAGE 638 OF THE COLE COUNTY RECORDER'S OFFICE, AND BOOK 240, PAGE 648 OF THE COLE COUNTY RECORDER'S OFFICE, 332.70 FEET TO THE WESTERNMOST CORNER OF THE TRACT LAST MENTIONED; THENCE S 45° 01' 04" E, ALONG THE SOUTHWESTERLY LINE OF THE LAST SAID TRACT, 174.59 FEET TO THE SOUTHERNMOST CORNER THEREOF AT THE NORTHERLY LINE OF JEFFERSON STREET, (FORMERLY U.S. ROUTE 54), THENCE S 31° 15' 41" W, ALONG SAID NORTHERLY LINE, 388.73 FEET; THENCE S 30° 21' 23" W, ALONG SAID NORTHERLY LINE, 18.89 FEET TO THE QUARTER SECTION LINE; THENCE S 87° 18' 18" W, ALONG THE QUARTER SECTION LINE, 349.66 FEET; THENCE N 02° 41' 42" W, 196.38 FEET; THENCE S 84° 00' 00" W, 320.44 FEET; THENCE S 87° 18' 18" W, 0.92 FEET TO THE POINT OF "BEGINNING".
EXCEPT TWO PARCELS TO THE CITY OF JEFFERSON PER DEEDS OF RECORD IN BOOK 262, PAGE 862 AND PAGE 863 OF THE COLE COUNTY RECORDER'S OFFICE, AND LOCATED WITHIN THE ABOVE DESCRIBED LANDS AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE N 87° 18' 18" E, ALONG THE QUARTER SECTION LINE, 386.28 FEET; THENCE N 02° 41' 42" W, 102.7 FEET; THENCE N 88° 28' 13" E, 6.5 FEET TO THE WEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 262, PAGE 863 OF THE COLE COUNTY RECORDER'S OFFICE, AND THE POINT OF "BEGINNING" FOR THE PARCELS HEREIN EXCEPTED; THENCE CONTINUING N 88° 28' 13" E, ALONG THE SOUTH LINE OF THE PARCEL LAST MENTIONED, 80.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 03° 31' 47" W, ALONG THE EAST LINE OF BOTH PARCELS, 116.36 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 262, PAGE 863 OF THE COLE COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG THE NORTHERN LINE OF THE PARCEL LAST MENTIONED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 283.86 FEET, AND AN ARC LENGTH OF 85.83 FEET TO THE NORTHWEST CORNER OF THE LAST SAID PARCEL; THENCE S 03° 31' 47" E, ALONG THE WEST LINE OF BOTH PARCELS, 86.21 FEET TO THE POINT OF "BEGINNING".
THE NET ACREAGE OF THIS SUBDIVISION CONTAINING 13.33 ACRES, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



- GENERAL NOTES:**
- 1) CURRENT ZONING = "RD" Residential Duplex
 - 2) BUILDING SETBACK: 25 FEET AT FRONT (SIDES & REAR PER ZONING REG'S)
 - 3) UTILITY EASEMENTS: 10 FEET WIDE AT FRONT AND REAR LOT LINES. AND ADDITIONALLY WHERE SHOWN. (EXISTING EASEMENTS TIES ARE SHOWN PER DEEDS OF RECORD, WITH NEW EXTENSIONS' ESMT. TIES SHOWN PER THIS RESURVEY.)
 - 4) REFERENCE BEARING: EAST LINE PER DEED.
 - 5) M.L.S. SURVEY CLASSIFICATION: "SUBURBAN" (R.P.T. = 1:10,000)
 - 6) SURVEY MARKERS: ● = FOUND AS NOTED. A-O = SET 5/8" ROD WITH ALUM. CAP. (SET 5/8" ROD WITH PLASTIC CAP AT ALL OTHERS.)
 - 7) FLOOD PLAIN: NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A DESIGNATED FLOOD PLAIN PER CURRENT FEMA MAPS.

OWNERS CERTIFICATE: WE THE UNDERSIGNED OWNERS OF THE TRACT SHOWN, HAVE CAUSED IT TO BE SUBDIVIDED AS SET FORTH HEREON, AND EASEMENTS AND RIGHTS THEREBY ARE HEREBY DEDICATED TO THE PUBLIC AS SHOWN AND/OR NOTED, AND ALL TAXES PAYABLE AGAINST SAID PROPERTY ARE PAID, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS ON THIS 24th DAY OF APRIL, 1996.

Elmer C. Senevey
ELMER C. SENEVEY

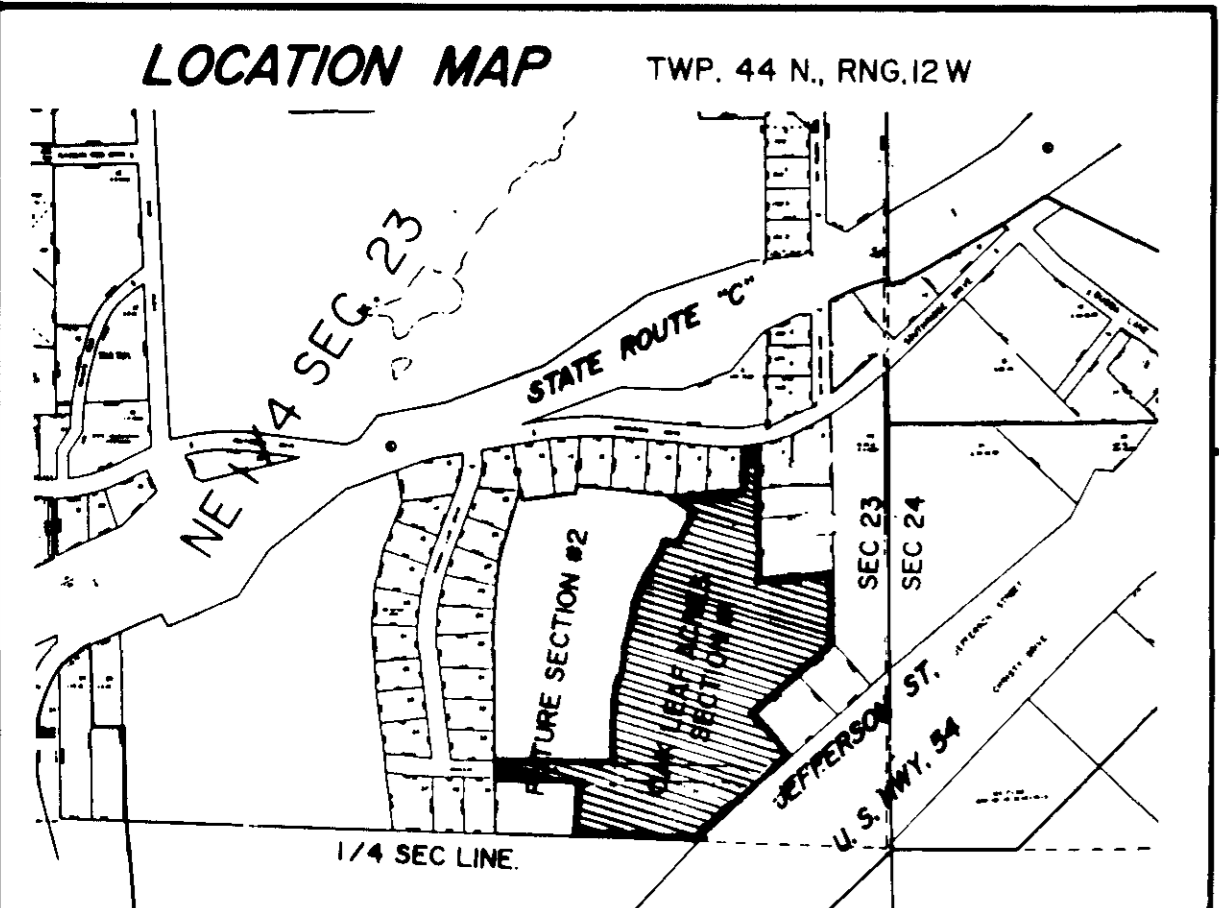
Jane M. Senevey
JANE M. SENEVEY

STATE OF MISSOURI)
COUNTY OF JEFFERSON) S.S. BEFORE ME PERSONALLY, THE ABOVE NOTED OWNERS WHO, HAVING BEEN SWORN, EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DATE ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1996

Patsy J. Nilges
Patsy J. Nilges
Notary Public-Notary Seal
State of Missouri
Jefferson County
My Commission Expires 03/30/00



SURVEYOR'S CERTIFICATE: AT THE REQUEST OF THE OWNER(S) HEREON, I DID CONDUCT A SURVEY AND SUBDIVISION OF THE TRACT AS DESCRIBED AND SHOWN, THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED, AND THAT SAID SURVEY CONFORMS WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS' 10 CSR 30-2.

Ronald E. Kliethermes
RONALD E. KLIEATHERMES, PLS
COLE COUNTY SURVEYOR / MRLS #2109

DATE: 12 SEP 1995
REVISED: 04/20/96 *REK*

(THE BOUNDARY OF OWNERS LANDS WAS SURVEYED BY MRLS #188 IN FEB. OF 1994, AND HEREBY ACCEPTED.)

CITY OF JEFFERSON: I, THE CLERK OF THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR OF THE CITY OF JEFFERSON, MISSOURI BY ORDINANCE NO. 12471

APPROVED THIS 4th DAY OF JUNE, 1996

Duane E. Schreimann
DUANE E. SCHREIMANN, MAYOR

Phyllis Powell
PHYLLIS POWELL, CITY CLERK

Keith A. Devault
KEITH A. DEVAULT, DIRECTOR
PLANNING & CODE ENFORCEMENT

Martin A. Brose
MARTIN A. BROSE, P.E.
PUBLIC WORKS

STATE OF MISSOURI)
COUNTY OF COLE) S.S. 06322

Filed for record 12 day of June, 1996

at 12 O'clock and 00 Minutes 11 A.M.

recorded in Book 11 Page 846

LARRY D. RADEMAN, RECORDER

ALLIED CONSULTANT'S, INC.
ENGINEERS & LAND SURVEYORS
2717 INDUSTRIAL DR., P.O. BOX 424
JEFFERSON CITY, MISSOURI 65102

DATE: 17 '95 SCALE: 1"=50' DRAWN BY: PROJECT NO.:
LTB/SDL 95-18

CLIENT: ELMER AND JANE SENEVEY
RTE. 2, BOX 293-B
LINN, MO 65051

TITLE: "OAK LEAF ACRES"
SECTION #1
PLAT OF SUBDIVISION

SubD. # 399.00