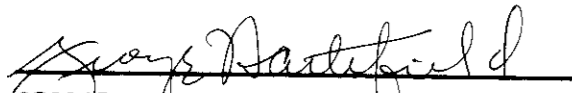



# Replat of Lots 1, 19 and part of Lot 20 of "PRIMROSE VALLEY ESTATES", SECTION I

A SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 11, TWP. 44 N., RNG. 12 W., JEFFERSON CITY, MO.  
( ZONING CLASS: RS-2 )

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 NUMBER 10106.



APPROVED THIS 21<sup>ST</sup> DAY OF November, 1983.

  
GEORGE HARTSFIELD  
MAYOR

  
PHYLLIS POWELL  
CITY CLERK

  
THOMAS H. BENTON  
DIRECTOR OF PLANNING

  
ROBERT M. BATES  
DIRECTOR OF PUBLIC WORKS

 = 10' Wide San. sewer easmt. (typ.)  
 = Additional storm drainage easmt.  
See notes at right for other easements.

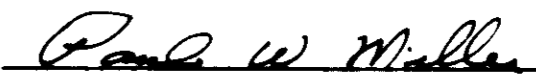
**SURVEY DESCRIPTION**  
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST, CITY OF JEFFERSON, MISSOURI, BEING ALL THAT PART OF LOTS 1, 19 and 20 OF PRIMROSE VALLEY ESTATES, SECTION I, AS PER PLAT BOOK 11, PAGE 20 OF THE COLE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE NORTHWEST CORNER OF LOT 2 OF SAID PRIMROSE VALLEY ESTATES, SECTION I; THENCE NORTH 25 degrees 01 minutes 00 seconds EAST, 60.00 FEET; THENCE SOUTH 64 degrees 59 minutes 00 seconds EAST, ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 407.68 FEET, AND AN ARC LENGTH OF 115.85 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID PRIMROSE VALLEY ESTATES, SECTION I; THENCE NORTH 10 degrees 56 minutes 00 seconds WEST, ALONG THE WEST LINE OF SAID LOT 18, 180.67 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 63 degrees 32 minutes 38 seconds WEST, 162.71 FEET; THENCE NORTH 23 degrees 26 minutes 20 seconds WEST, ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 140.41 FEET, AND AN ARC LENGTH OF 45.11 FEET; THENCE SOUTH 84 degrees 58 minutes 07 seconds WEST, 259.59 FEET; THENCE SOUTH 20 degrees 13 minutes 00 seconds EAST, 124.62 FEET; THENCE SOUTH 39 degrees 28 minutes 00 seconds EAST, 273.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 28 degrees 02 minutes 48 seconds EAST, ALONG THE WEST LINE OF SAID LOT 2, 205.77 FEET TO THE POINT OF "BEGINNING", CONTAINING 1.916 ACRES SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, PAUL W. MILLER, L.S., HAVE EXECUTED A SURVEY AND RESUBDIVISION OF THE TRACT OF LAND SHOWN HEREON, AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY DESCRIBED AND SHOWN HEREON.



  
PAUL W. MILLER, L.S.  
MRLS #2016  
SEPTEMBER 15, 1983

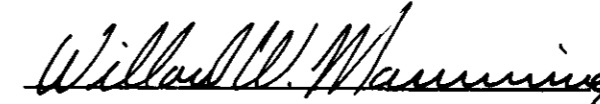
NOTES: ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS FILED IN BOOK 264 AT PAGE 492 OF THE COLE COUNTY RECORDS.

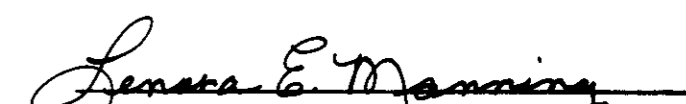
UTILITY EASEMENTS: 15' AT FRONT AND REAR LOT LINES,  
7.5' AT THE SIDE LOT LINES,  
AND ADDITIONALLY WHERE SHOWN.

BUILDING SETBACK: 25' AT THE FRONT LOT LINES,  
10' AT THE SIDE LOT LINES,  
AND 35' AT THE REAR LOT LINES.

**OWNERS' CERTIFICATE**

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, AND THAT ON SAID PLAT THE LOT NUMBERS AND SIZES THEREOF ARE TRULY SET FORTH, AND THAT ALL STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC, FOR PUBLIC USE FOREVER. ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY ARE PAID IN FULL. IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS OF SAID TRACT HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 18<sup>TH</sup> DAY OF OCTOBER, 1983.

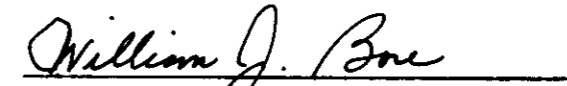
  
WILLARD W. MANNING

  
LENORA E. MANNING

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

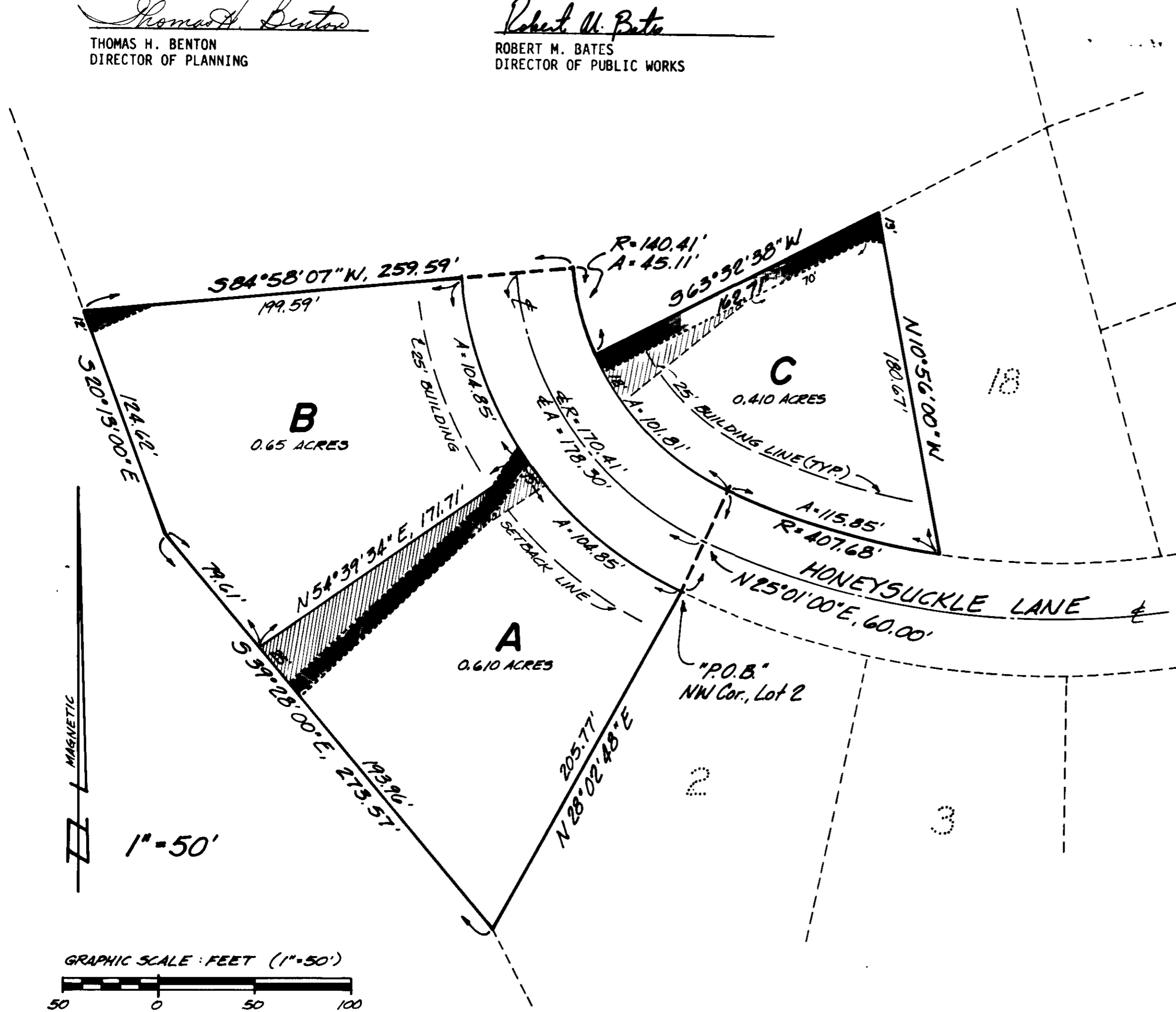
ON THIS 18<sup>TH</sup> DAY OF OCTOBER, 1983, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED PROPERTY OWNERS WHO EXECUTED THE FOREGOING INSTRUMENT, AND DID ACKNOWLEDGE THE SAME TO BE THEIR FREE ACT AND DEED.


IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR ABOVE.

  
WILLIAM J. BOSE  
NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 14, 1985.

**COMPLETED**



COLE COUNTY RECORDER		R. F. VERSLUES & ASSOCIATES, INC.	
STATE OF MISSOURI ) COUNTY OF COLE ) SS. # 8537		705 EAST McCARTY P.O. BOX 1753 JEFFERSON CITY, MISSOURI 68102	
Filed for record <u>22</u> day of <u>December</u> <u>19</u> <u>83</u> at <u>3</u> o'clock <u>05</u> Minutes <u>P.</u> M., recorded in book <u>11</u> Page <u>171</u> .		<b>ENGINEERS - SURVEYORS - CONSULTANTS</b>	
DAVID W. NEWSAM RECORDER 		REPLAT OF LOTS 1, 19 and 20, PRIMROSE VALLEY ESTATES, SEC. I OWNERS: WILLARD & LENORA MANNING 912 PRIMROSE, JEFFERSON CITY, MO.	
DATE: SEPT. 12, 1983	SCALE: 1" = 50'	DRAWN BY: R.E.K.	JOB NO.: 78-79-A
TITLE PLAT OF RESUBDIVISION		DRAWING NO.: PL-01	

SUB 298.01

Sub-298-I Replat