



SURVEYOR'S CERTIFICATE

CERTIFICATION: This is to certify that I, Lonny D. Allen, L.S., have executed a survey and subdivision of the tract of land shown hereon and that the results of said survey and subdivision are correctly shown hereon.

LEGAL DESCRIPTION: A tract of land in the southeast quarter of Section 11, Township 44, Range 12W, Cole County, Missouri, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of said Section 11; thence S 04°00'E, along the section line 587.60 feet; thence S 86°00'W, 210.00 feet, to the west right-of-way of "PRIMROSE LANE"; thence southwesterly, along the west right-of-way of "PRIMROSE LANE" the following courses; thence S 04°00'E, 127.91 feet to the true point of beginning; thence on a curve to the right, said curve having a radius of 144.5 feet, and an arc length of 162.55 feet; thence S 60°27'W, 122.28 feet; thence on a curve to the left, said curve having a radius of 222.24 feet, and an arc length of 246.16 feet, to the northeast corner of Lot 18, "LINHARDT & KEISLING SUBDIVISION - SECTION 6"; thence leaving said right-of-way line, S 64°40'W, along the north line of said Lot 18, 183.21 feet; thence south along the west line of said Lot 18, S 22°31'06"E, 50.0 feet, to the northeast corner of Lot 16, of said subdivision; thence S 64°28'18"W, along the north line of Lots 16, 15, 14, 13, 12, and 11, 709.15 feet, to the northwest corner of said Lot 11; thence N 26°39'22"W, 49.79 feet, to the northeast corner of Lot 10, of said subdivision; thence N 27°14'07"W, 332.84 feet; thence N 39°28'W, 273.57 feet; thence N 20°13'W, 208.29 feet; thence S 73°21'20"E, 286.67 feet; thence S 12°38'W, 18.18 feet; thence on a curve to the right, said curve having a radius of 173.72 feet, and an arc length of 19.66 feet; thence N 63°32'30"E, 298.85 feet; thence S 13°39'E, 110.70 feet; thence N 69°53'E, 275.66 feet; thence N 20°07'W, 10.0 feet; thence N 69°53'E, 149.99 feet; thence N 14°35'W, 59.45 feet; thence S 77°55'E, 408.05 feet; thence N 14°53'52"E, 36.94 feet; thence N 86°00'E, 149.08 feet, to the true point of beginning. Said tract containing 14.5405 acres, more or less.

OWNERS' CERTIFICATE

We, the undersigned, being the owners of the tract of land described in the foregoing Surveyor's Certificate, have caused said tract to be surveyed and subdivided into lots, streets, drives, 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 drives shown on said plat 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 hand and seal on this 30 day of March, 1979.

Willard W. Manning *Lenora E. Manning*
Willard W. Manning Lenora E. Manning

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

On this 30 day of MARCH, 1979, before me personally did appear the above signed property owners 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 30 day of MARCH, 1979.

William J. Bose
William J. Bose, Notary Public
My Commission Expires: September 26, 1981

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. 9210

Approved this 10 day of May, 1979.

George Hartsfield *Libby Thien*
George Hartsfield, Mayor Libby Thien, City Clerk

Thomas H. Bates *Robert M. Bates*
Thomas H. Bates, Director of Planning Robert M. Bates, Director of Public Works

STATE OF MISSOURI)
COUNTY OF COLE) S.S.
Filed for record 16 day of May 1979
O.C. & M. 22

Deirdre R. Nussbaum
Deirdre R. Nussbaum

Lonny D. Allen, L.S.
Lonny D. Allen, L.S.
L.S. #1670
March 30, 1979

COMPLETED

R.F. VERSLUES & ASSOCIATES, INC.
705 E. McCARTY
JEFFERSON CITY, MISSOURI
ENGINEERS SURVEYORS CONSULTANTS

PROJECT
"PRIMROSE VALLEY ESTATES"
SECTION 1
OWNER: WILLARD MANNING

SCALE: 1"=50' DRAWN: L.D.A. ZONED: RS-2
DATE: 3-79 LOCATION: SE 4, SEC. 11, T. 44, R. 12

R.F. VERSLUES, PE., CONSULTANT
L.D. ALLEN, L.S., SURVEYOR

TITLE	JOB NO.	DWG.
PLAT	78-79	2

LOCATION MAP: 1"=400'