

SURVEY DESCRIPTION

"PRIMROSE VALLEY ESTATES"

SECTION II

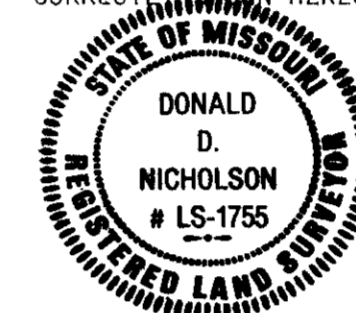
(CURRENT ZONING STATUS RS-2)

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST, COLE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE NORTHWEST CORNER OF LOT 14 OF "PRIMROSE VALLEY ESTATES, SECTION I"; THENCE S 14°35' E, ALONG THE WEST LINE THEREOF, 59.45 FEET TO THE NORTHEAST CORNER OF LOT 15; THENCE S 69°53' W, ALONG THE NORTH LINE OF SAID LOT 15, 149.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF "PIN OAK TERRACE"; THENCE S 20°07' E, ALONG SAID LINE, 10.0 FEET; THENCE S 69°53' W, ACROSS SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF LOTS 16 AND 17, 275.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 17 AT THE EAST LINE OF LOT 18; THENCE N 13°39' W, ALONG SAID EAST LINE OF LOT 18, 110.70 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 14°31'20" W, 109.50 FEET; THENCE N 69°53' E, 203.35 FEET; THENCE N 86°05'40" E, 60.0 FEET; THENCE ON A CURVE TO THE LEFT, THE CHORD OF SAID CURVE BEING S 12°00'40" E, 59.93 FEET, THE RADIUS BEING 212.52 FEET, AND THE ARC LENGTH BEING 60.13 FEET; THENCE S 88°37'20" E, 110.87 FEET; THENCE S 77°55' E, 62.12 FEET TO THE POINT OF "BEGINNING", CONTAINING 1.68 ACRES SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, DONALD D. NICHOLSON, L.S., HAVE EXECUTED A SURVEY AND SUB-DIVISION OF THE TRACT OF LAND SHOWN HEREON, AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY SHOWN HEREON.



Donald D. Nicholson
DONALD D. NICHOLSON
L.S. #1755

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, 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, DRIVES 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 ON THIS 24 DAY OF NOVEMBER, 19 82.

Willard W. Manning
WILLARD W. MANNING

Lenora E. Manning
LENORA E. MANNING

STATE OF MISSOURI }
COUNTY OF COLE } SS

ON THIS 24 DAY OF NOVEMBER, 19 82, 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 THE DAY AND YEAR ABOVE WRITTEN.

William J. Bos
WILLIAM J. BOS
NOTARY PUBLIC

MY COMMISSION EXPIRES: OCTOBER 14, 1985.

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. 9898.

APPROVED THIS 20th DAY OF December, 19 82.

George Hartsfield
GEORGE HARTSFIELD
MAYOR

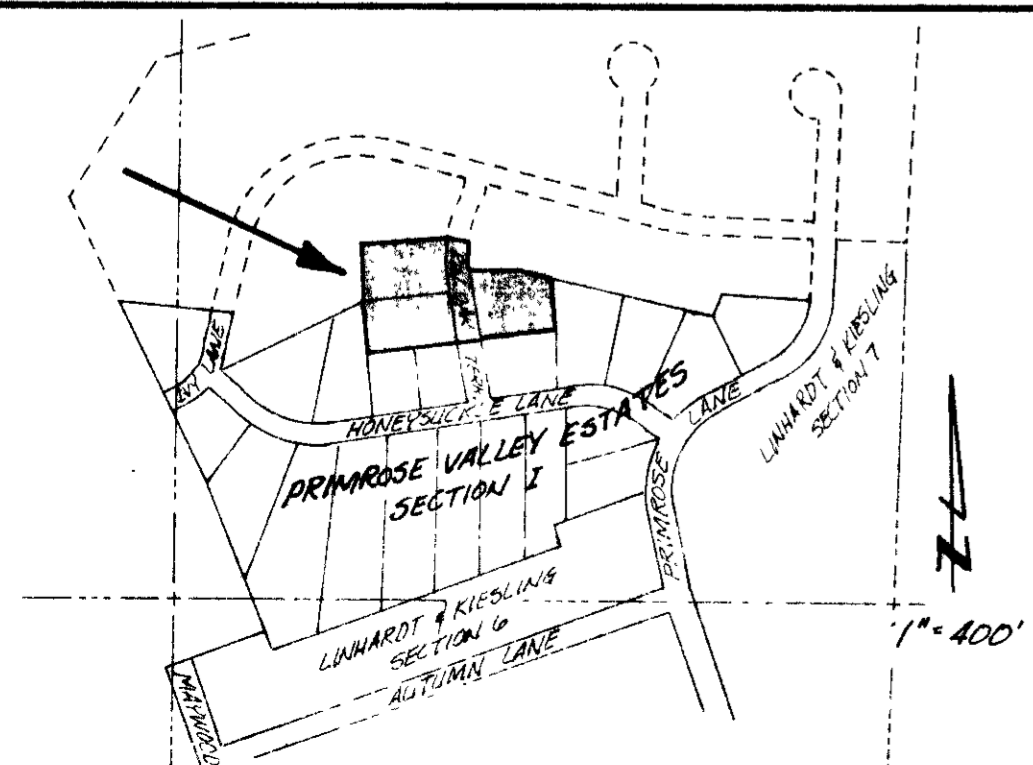
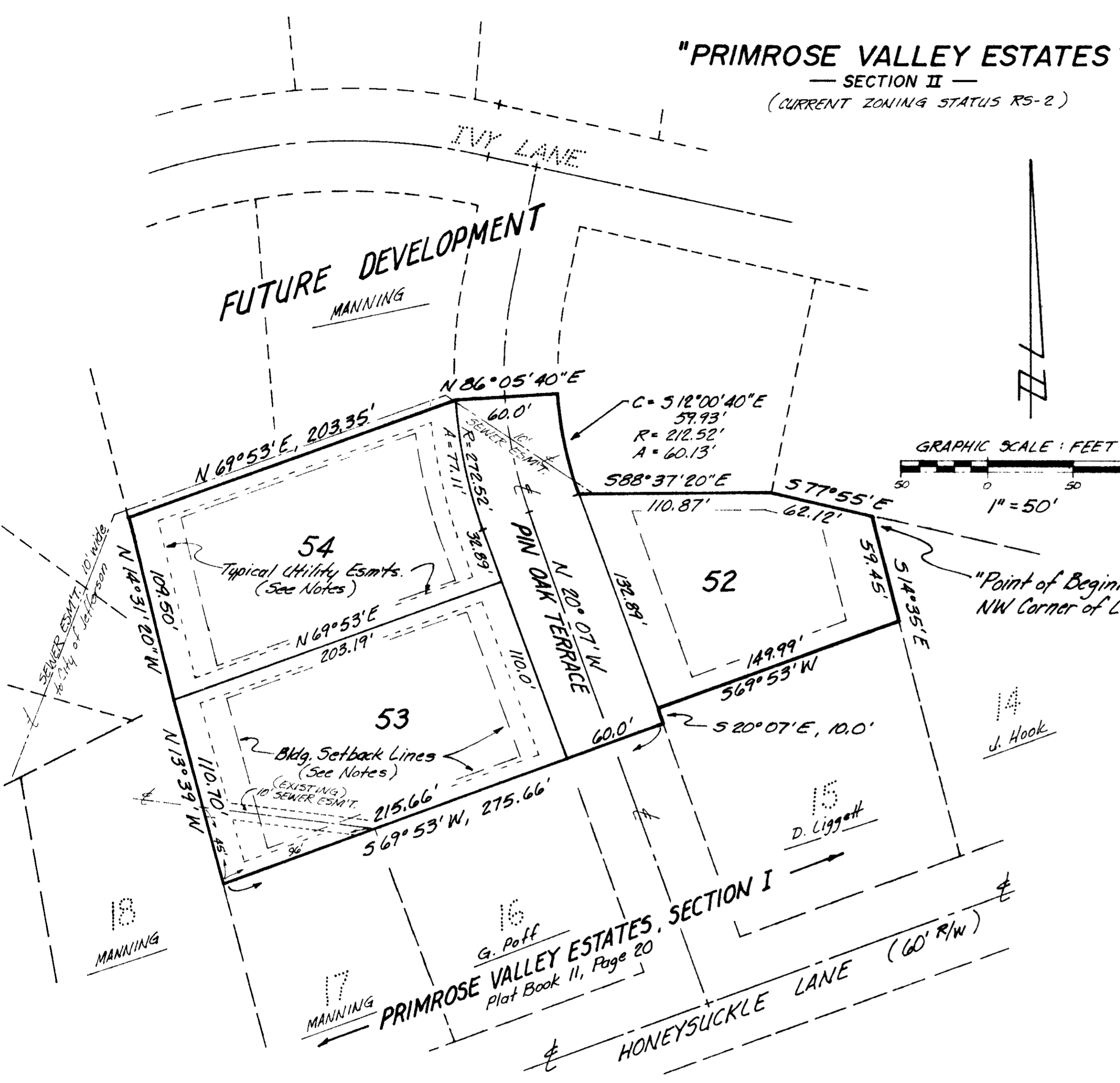
Phyllis Powell
PHYLLIS POWELL
CITY CLERK

Thomas H. Benton
THOMAS H. BENTON
DIRECTOR OF PUBLIC WORKS

Robert M. Bates
ROBERT M. BATES
DIRECTOR OF PUBLIC WORKS

COMPLETED

COLE COUNTY RECORDER STATE OF MISSOURI } ss. COUNTY OF COLE } Filed for record _____ day of _____ 19 ____ at _____ o'clock and _____ minutes _____ M., recorded in Book <u>4</u> Page <u>125</u> . DAVID R. NEWSAM RECORDER _____ DEPUTY		R. F. VERSLUES & ASSOC., INC. 705 EAST McCARTY 314-635-5012 JEFFERSON CITY, MISSOURI 65101 314-634-3551 CLIENT / OWNER: WILLARD & LENORA MANNING 912 PRIMROSE LANE JEFFERSON CITY, MISSOURI 65101 DATE: Nov. 19, 1982 SCALE: 1" = 50' DRAWN: R.E.K. TITLE: PRIMROSE VALLEY ESTATES SECTION II JOB NO. 78-79-B	
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Note: 1/2" x 30" rerod with cap set at all lot corners.

NOTES:
ALL LOTS AS SHOWN ARE SUBJECT TO RESTRICTIONS AS FILED IN BOOK 264 AT PAGE 492 OF THE COLE COUNTY RECORDS.
UTILITY EASEMENTS: 15' FRONT AND REAR LOT LINES, 7.5' SIDE LOT LINES, AND ADDITIONALLY AS SHOWN.
BUILDING SETBACK: 25 FEET FRONT, 10 FEET SIDE, 35 FEET REAR.

SUB-298-II SUB 298.02