

"PRIMROSE VALLEY ESTATES", SECTION III

A SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 11, TWP. 44 N., RNG. 12 W., JEFFERSON CITY, MO.
(INCL. PT. OF LOT 20 OF PRIMROSE VALLEY ESTATES, SEC. I)

SURVEY DESCRIPTION
A TRACT OF LAND BEING A PART OF LOT 20 OF "PRIMROSE VALLEY ESTATES" SECTION I, AND ALSO BEING PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST, CITY OF JEFFERSON, COLE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 86 degrees, 01 minutes 42 seconds WEST, ALONG THE QUARTER SECTION LINE, 786.33 FEET TO THE "POINT OF BEGINNING" FOR THIS DESCRIPTION; THENCE SOUTH 08 degrees 03 minutes WEST, 282.43 FEET; THENCE SOUTH 80 degrees 18 minutes EAST, 109.98 FEET; THENCE SOUTH 08 degrees 08 minutes WEST, 139.57 FEET; THENCE SOUTH 12 degrees 05 minutes WEST, 60.00 FEET; THENCE NORTH 77 degrees 55 minutes WEST, 2.50 FEET; THENCE SOUTH 12 degrees 05 minutes WEST, 130.00 FEET TO THE NORTH LINE OF LOT 52 OF PRIMROSE VALLEY ESTATES, SECTION 11; THENCE ALONG THE NORTHERLY LINE OF SAID PRIMROSE VALLEY ESTATES, SECTION 11, AND ALONG THE NORTHERLY LINE OF SAID SECTION I AND THE REPLAT OF LOTS 1, 19 AND PART OF LOT 20 OF PRIMROSE VALLEY ESTATES, SECTION I THE FOLLOWING COURSES; NORTH 88 degrees 37 minutes 20 seconds WEST, 110.87 FEET; THENCE NORTH 20 degrees 07 minutes 02 seconds WEST, ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 212.52 FEET, AND AN ARC LENGTH OF 60.13 FEET; THENCE SOUTH 86 degrees 05 minutes 40 seconds WEST, 60.00 FEET; THENCE SOUTH 69 degrees 53 minutes WEST, 203.35 FEET; THENCE SOUTH 14 degrees 31 minutes 20 seconds EAST, 109.50 FEET; THENCE SOUTH 63 degrees 32 minutes 38 seconds WEST, 262.74 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 TO THE NORTHWEST CORNER OF LOT B OF SAID REPLAT OF LOTS 1, 19 AND PART OF LOT 20 OF PRIMROSE VALLEY ESTATES, SECTION I; THENCE LEAVING THE NORTHERLY LINE OF THE PREVIOUSLY MENTIONED SUBDIVISIONS NORTH 20 degrees 13 minutes WEST, 233.67 FEET; THENCE NORTH 23 degrees 31 minutes 51 seconds EAST, 335.33 FEET; THENCE NORTH 68 degrees 37 minutes EAST, 850.00 FEET TO THE "POINT OF BEGINNING", CONTAINING 11.334 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 SUBDIVISION OF THE TRACT OF LAND SHOWN HEREON, AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY DESCRIBED AND SHOWN HEREON.



Paul W. Miller
PAUL W. MILLER, L.S.
MRLS #2016
SEPTEMBER 16, 1983

NOTES: ALL EASEMENTS SHOWN 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 LINE, 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 18TH DAY OF OCTOBER, 1983.

Willard W. Manning *Lenora E. Manning*
WILLARD W. MANNING LENORA E. MANNING

STATE OF MISSOURI)
) S.S.
COUNTY OF COLE)
ON THIS 18 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
WILLIAM J. BOSE
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 NUMBER 10107.

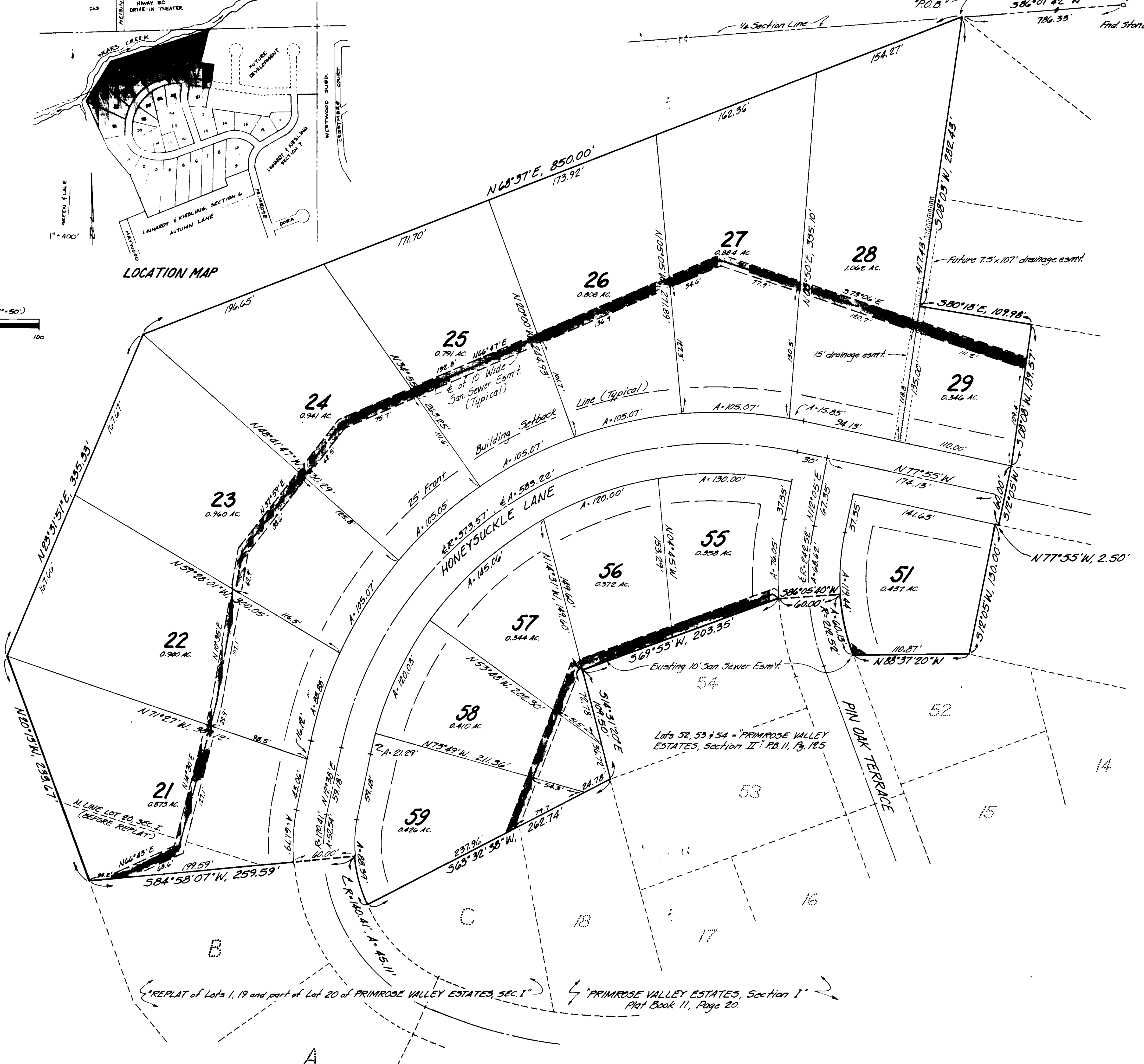
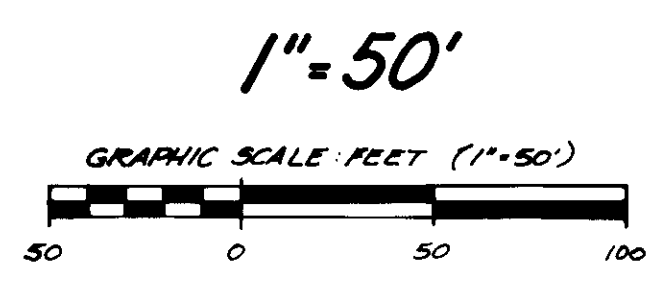
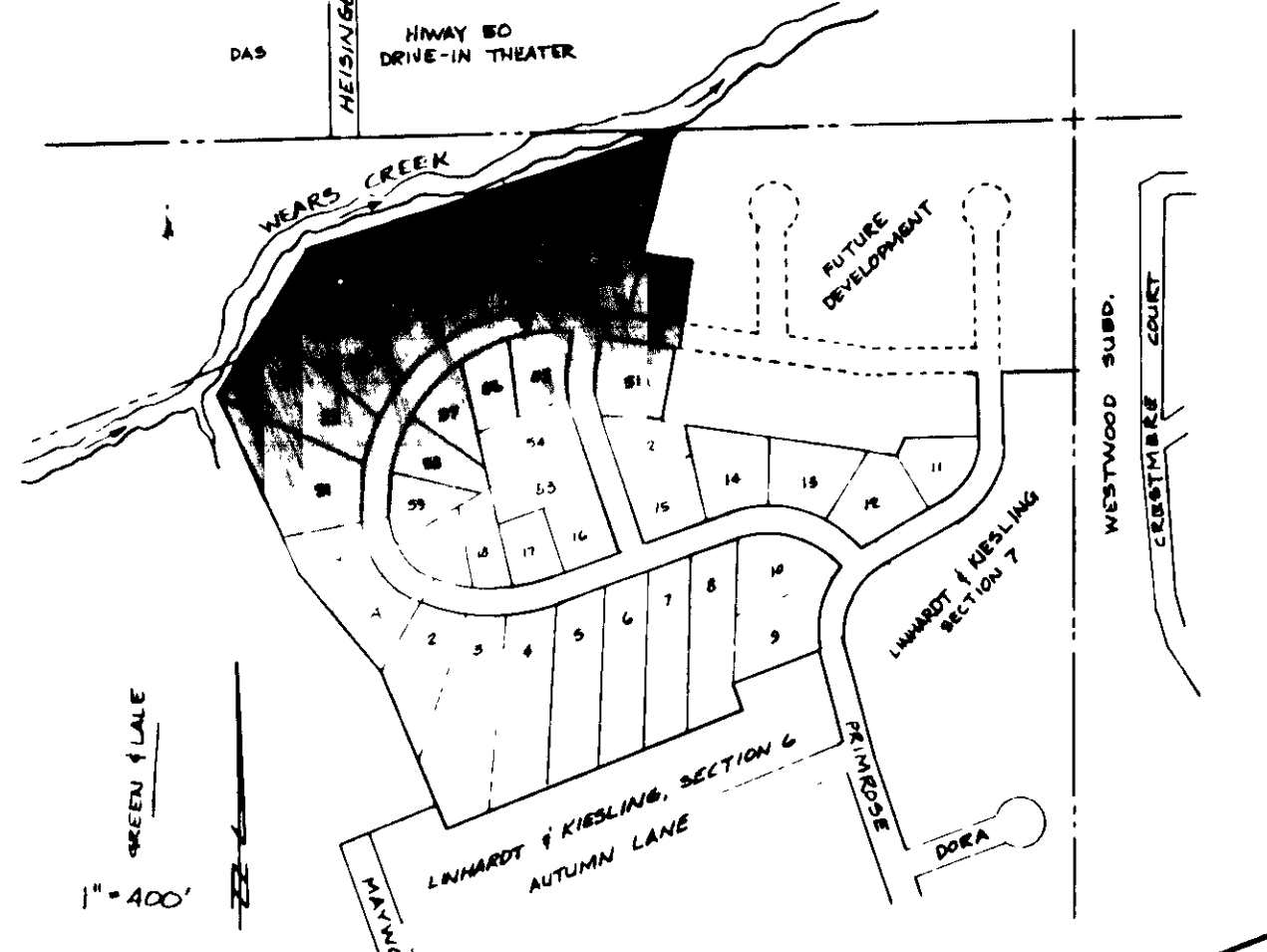
APPROVED THIS 21ST DAY OF November, 1983.
George Hartsfield *Phyllis Powell*
GEORGE HARTSFIELD PHYLLIS POWELL
MAYOR CITY CLERK

Thomas H. Benton *Robert M. Bates*
THOMAS H. BENTON ROBERT M. BATES
DIRECTOR OF PLANNING DIRECTOR OF PUBLIC WORKS

COMPLETED

COLE COUNTY RECORDER		R. F. VERSLUES & ASSOCIATES, INC. 705 EAST McCARTY P.O. BOX 1753 JEFFERSON CITY, MISSOURI 65102	
STATE OF MISSOURI	COUNTY OF COLE	DATE: 22 December 83	JOB NO.: 78-79-C
PLAT NO. 3	SHEET NO. 10	DRAWN BY: R.E.K.	DRAWING NO.: PL-01
"PRIMROSE VALLEY ESTATES", SECTION III		OWNER: WILLARD W. MANNING & LENORA E. MANNING 912 PRIMROSE, JEFFERSON CITY, MO.	
DATE: SEPT. 13, 1983		SCALE: 1" = 50'	TITLE: PLAT OF SUBDIVISION
DRAWN BY: <i>Charles Krummen</i> DEPUTY		SHEET 1 OF 1	

SUB 298.03 **Sub 298-III**



REPLAT of Lots 1, 19 and part of Lot 20 of PRIMROSE VALLEY ESTATES, SEC. I
PRIMROSE VALLEY ESTATES, Section I
Plat Book 11, Page 20