

"PRIMROSE VALLEY ESTATES", SECTION IV

(ZONED RS-2: SINGLE-FAMILY RESIDENTIAL)

SURVEY DESCRIPTION

THE NORTHEAST PART OF A TRACT DESCRIBED IN BOOK 256, PAGES 10 AND 11 OF THE COLE COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 12 WEST, CITY OF JEFFERSON, COLE COUNTY, MISSOURI, 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 TO THE NORTHEAST CORNER OF "LINHARDT & KIESLING SUBDIVISION" SECTION # 7; THENCE LEAVING THE SECTION LINE AND NOW WEST ALONG THE NORTH LINE OF SAID "LINHARDT & KIESLING SUBDIVISION", S 86° 00' W, 210.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE THEREOF S 04° 00' E, 127.91 FEET TO THE NORTHEAST CORNER OF "PRIMROSE VALLEY ESTATES" SECTION I; THENCE WESTERLY ALONG THE NORTH LINE OF SAID "PRIMROSE VALLEY ESTATES" SECTION I AND SECTION 11 ON THE FOLLOWING COURSES: S 86° 00' W, 149.08 FEET; THENCE S 14° 53' 52" W, 36.94 FEET; THENCE N 77° 55' W, 470.17 FEET TO THE SOUTHEAST CORNER OF "PRIMROSE VALLEY ESTATES" SECTION III; THENCE NORTHERLY ALONG THE EAST LINE OF SAID "PRIMROSE VALLEY ESTATES" SECTION III ON THE FOLLOWING COURSES: N 12° 05' E, 130.00 FEET; THENCE S 77° 55' E, 250.00 FEET; THENCE N 12° 05' E, 60.00 FEET; THENCE N 08° 08' E, 139.57 FEET; THENCE N 80° 18' W, 109.98 FEET; THENCE N 08° 03' E, 282.43 FEET TO THE NORTHEAST CORNER OF SAID "PRIMROSE VALLEY ESTATES" SECTION III AT THE QUARTER SECTION LINE; THENCE EAST ALONG THE QUARTER SECTION LINE N 86° 01' 42" E, 786.33 FEET TO THE POINT OF "BEGINNING", CONTAINING 12.20 ACRES, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, RONALD E. KLIEHERMES, L.S., HAVE EXECUTED A SURVEY AND SUBDIVISION OF THE TRACT OF LAND SHOWN HEREON, THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY DESCRIBED AND SHOWN HEREON, AND THAT SAID SUBDIVISION SURVEY CONFORMS WITH THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

Ronald E. Kliebermes
RONALD E. KLIEHERMES, L.S.
M.R.L.S. # 2109
DATE: *June 22, 1986*

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

- UTILITY EASEMENTS: 15 FT. AT FRONT AND REAR LOT LINES, 7.5 FT. AT THE SIDE LOT LINES, AND ADDITIONALLY WHERE SHOWN.
- BUILDING SETBACK: 25 FT. AT THE FRONT LOT LINE, 10 FT. AT THE SIDE LOT LINES, AND 30 FT. AT THE REAR LOT LINES.

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYING 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 22nd DAY OF June, 1986.

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

STATE OF MISSOURI } S.S.
COUNTY OF COLE }

ON THIS 22th DAY OF June, 1986, 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.

Ronald E. Kliebermes
RONALD E. KLIEHERMES
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 15, 1988

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 115,26.

APPROVED THIS 11th DAY OF July, 1986

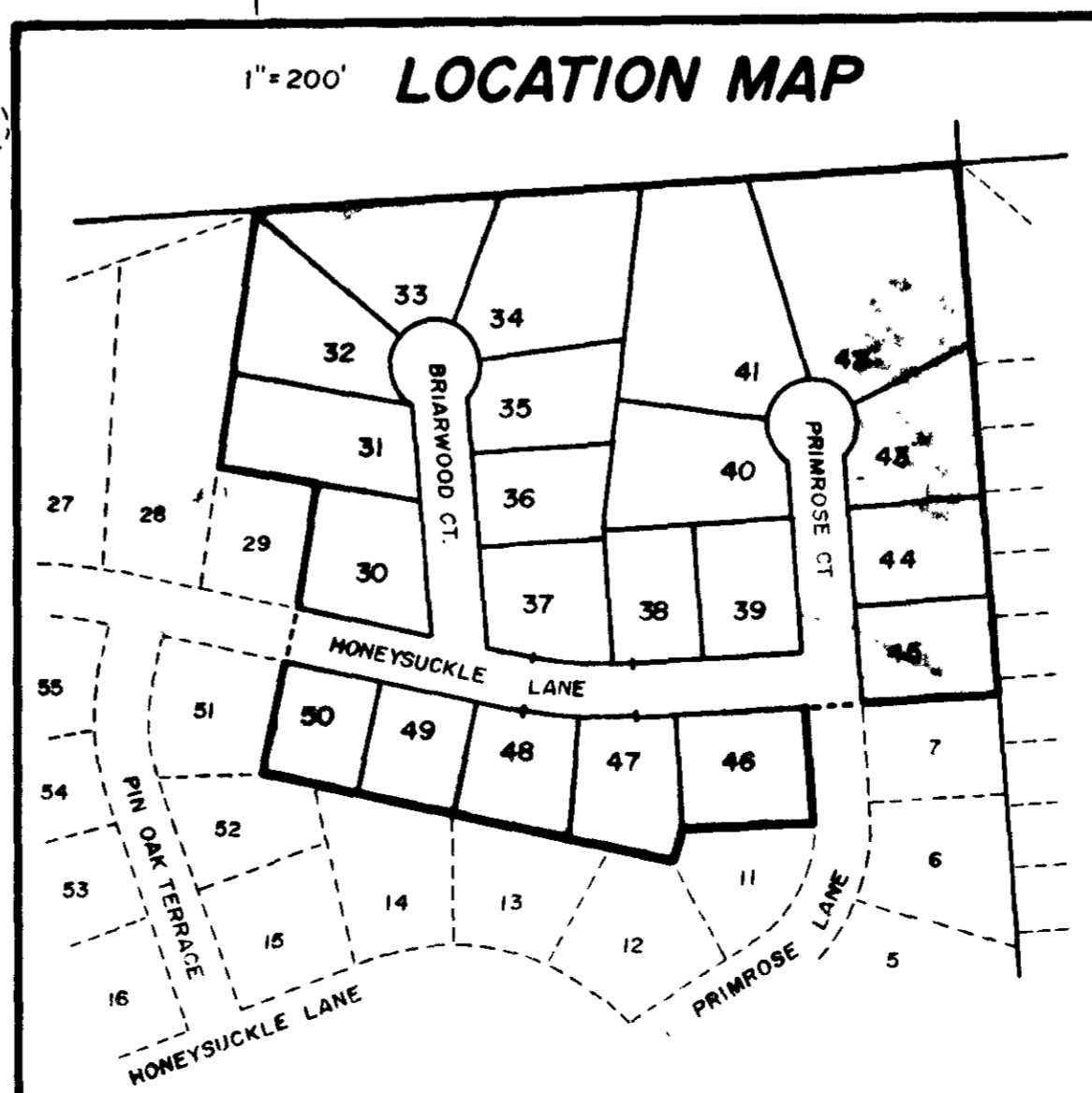
George Hartsfield
GEORGE HARTSFIELD
MAYOR

Shirley M. Gartin
SHIRLEY M. GARTIN
CITY CLERK

Thomas H. Benton
THOMAS H. BENTON
DIRECTOR OF PLANNING

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

COMPLETED



COLE COUNTY RECORDER: BEAR OF RECORD # 5049 COUNTY OF COLE Filed for record 3 day of June 1986 at 12 O'clock and 30 Minutes P.M. recorded in Book 11 Page 293 DAVID R. NEWSAM RECORDER <i>Calley</i> DEPUTY		R. F. VERSLUES & ASSOCIATES, INC. 705 EAST MCGARTY PO BOX 1753 JEFFERSON CITY, MISSOURI 65102 ENGINEERS - SURVEYORS - CONSULTANTS "PRIMROSE VALLEY ESTATES", SECTION IV OWNERS: MRS WILLARD MANNING 2500 COUNTRY CLUB DRIVE, JEFFERSON CITY, MO. 65101	
DATE: DEC 10, 1986	SCALE: 1" = 5'	DRAWN BY: R.E.K.	JOB NO.: 78-79-0
TITLE: PLAT OF SUBDIVISION		DRAWING NO.: PL-01	
SHEET 1 OF 1			