

# POWELL SUBDIVISION

Part of SE 1/4, SE 1/4, Sec.27, T45N, R12W, Cole Co. MO  
 Total Area: 1.24 acres  
 Zoned: RS-2

### PROPERTY BOUNDARY DESCRIPTION

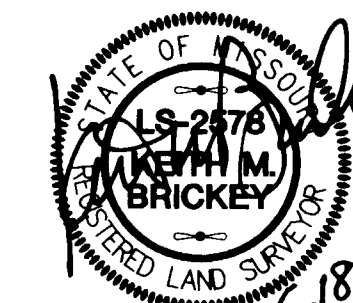
Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 45 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the aforesaid Section 27; thence S84°24'39"W, along the section line, 252.40 feet to a point intersecting the southerly boundary line of a tract described by deed of record in Book 367, page 200, Cole County Recorder's Office and said line being the northerly line of a public street right-of-way known as Boonville Road; thence, along the northerly line of said Boonville Road right-of-way, along the southerly boundary line of the aforesaid tract described in Book 367, page 200 and continuing along the southerly boundary line of other tracts described by deed of record in Book 308, page 386, Book 192, page 539 and Book 337, page 913, Cole County Recorder's Office, 359.62 feet; thence continuing Westerly, along the southerly boundary line of said tract described in Book 337, page 913 and along the southerly boundary line of another tract described by deed of record in Book 261, page 314, Cole County Recorder's Office, on a curve to the left, having a radius of 1457.69 feet, an arc distance of 120.5 feet, (the chord of said curve being N59°59'05"W, 120.47 feet) to the southwesterly corner thereof; thence N7°41'00"W, along the westerly boundary line of said tract described in Book 261, page 314, 7.15 feet to the southeasterly corner of a tract described by deed of record in Book 314, page 271, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence along the boundary line of said tract described in Book 314, page 271, the following courses: N67°35'53"W, along the northerly line of the aforesaid Boonville Road right-of-way, 299.45 feet to a point intersecting the easterly boundary line of a tract described by deed of record in Book 352, page 583, Cole County Recorder's Office; thence leaving the northerly line of the aforesaid Boonville Road right-of-way, N22°52'28"E, along the easterly boundary line of said tract described in Book 352, page 583, and along the northerly extension thereof, 197.93 feet to a point intersecting the southerly line of the 100 foot wide, Missouri Pacific Railroad right-of-way; thence Easterly, along said Railroad right-of-way line, on a curve to the right, having a radius of 13,714.09 feet, an arc distance of 293.16 feet, (the chord of said curve being S61°42'17"E, 293.16 feet) to the northwesterly corner of the aforesaid tract described in Book 261, page 314; thence S20°17'00"W, along the westerly boundary line of said tract described in Book 261, page 314, 167.94 feet to the POINT OF BEGINNING. Containing 1.24 acres.

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of Arlene S. Powell, a survey was made, under my personal direction, regarding the property shown and described on this plat and that the results of said survey are represented correctly. This survey was performed in accordance with the requirements of the standards for an Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

In Witness whereof, I have hereunto set my seal and signature this 18th day of May, 2004.



Keith M. Brickey, MO R.L.S. #2578

### OWNER'S CERTIFICATE

Know all men by these presents, that I, the undersigned, being the owner of the tract of land described in the foregoing Property Description, have caused said tract to be subdivided into lots and easements and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all easements, (not presently of record) as shown on this plat, which shall be known as "POWELL SUBDIVISION".

All taxes due and payable against property have been paid in full.

In testimony whereof, the undersigned owner of said tract has hereunto set her hand and seal this 19 day of July, 2004.

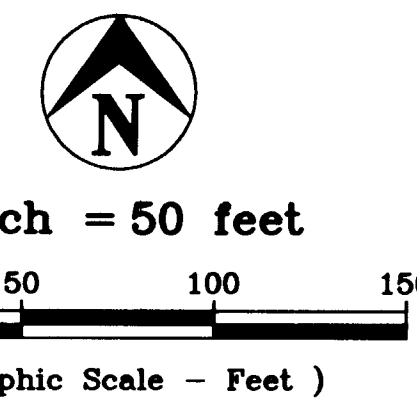
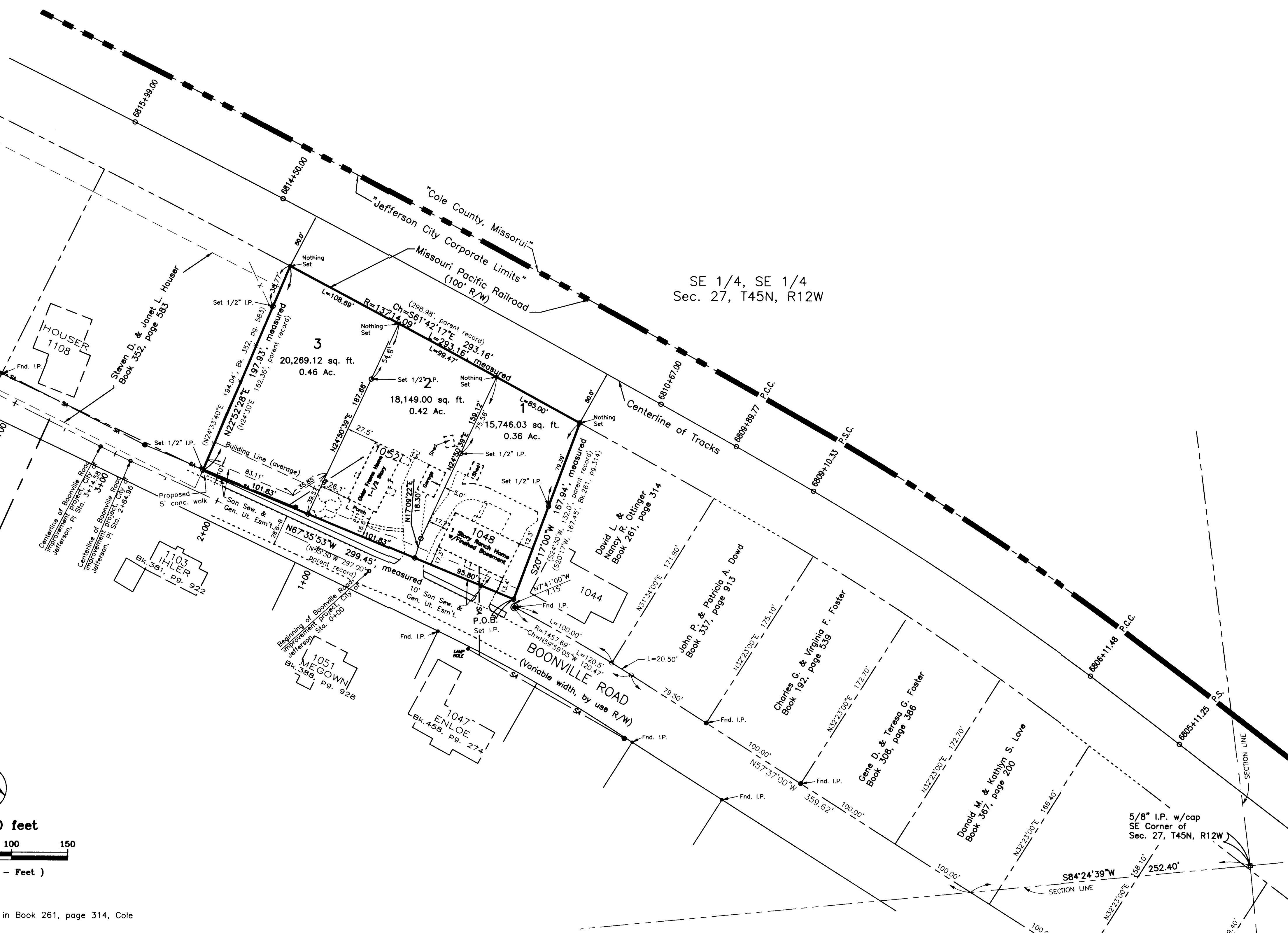
By: Arlene S. Powell  
 Arlene S. Powell, Owner

STATE OF MISSOURI )  
 ) ss  
 COUNTY OF COLE )

On this 19 day of July, 2004, before me personally did appear the above signed property owner, who executed the foregoing instrument and acknowledged the same to be her free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my official seal this 19 day of July, 2004.

My term expires 12-30-07  
CANCE CARDWELL  
 Notary Public - Notary Seal  
 State of Missouri  
 County of Cole  
 My Commission Exp. 12/30/2007  
 CANCE CARDWELL  
 Notary Public, Cole County



BEARING BASE: As per deed of record in Book 261, page 314, Cole County, MO Recorder's Office.  
 RECORD SOURCE: As per Deed of Record in Book 314, page 271, Cole County, MO Recorder's Office.  
 Set 1/2" IP with cap at property corners, unless noted otherwise.  
 Building Setbacks on Lots 1 & 2 are previously established by Existing Homes and Buildings.  
 Building Setbacks for Lot 3 shall be established by averaging setbacks of existing buildings.  
 This Property is NOT within a Flood Hazard Zone as indicated by the Department of Housing and Urban Development Map, Federal Insurance Administration, Community Panel No. 290108 0003 C, Dated Oct. 6, 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 by Ordinance No. 1372  
 Approved this 3 day of August, 2004  
John Landwehr, Mayor  
Phyllis Powell, City Clerk  
Patrick E. Sullivan, P.E.  
 Director of Community Development.



STATE OF MISSOURI )  
 ) ss  
 COUNTY OF COLE )  
 Filed for record 17 day of August, 2004  
 at 3 O'clock and 48 52 Minutes A.M.  
 recorded in Book 12, page 44.  
 LARRY D. RADEMAN, Recorder  
Debra Nesh, Deputy

<b>Central Missouri Professional Services, Inc.</b> ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY Phone (573) 634-3455 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8998			
<b>TITLE</b> POWELL SUBDIVISION 1048 Boonville Road, Jefferson City, Mo.			
<b>FOR</b> Arlene S. Powell			
DATE	DRN. BY	SCALE	BOOK
April 2004	DGS	1"=50'	769 & DC
REV. DATE	CRD. BY	SHEET	JOB NO.
05/18/04	CCC	1 of 1	04-027

Subd 457.00