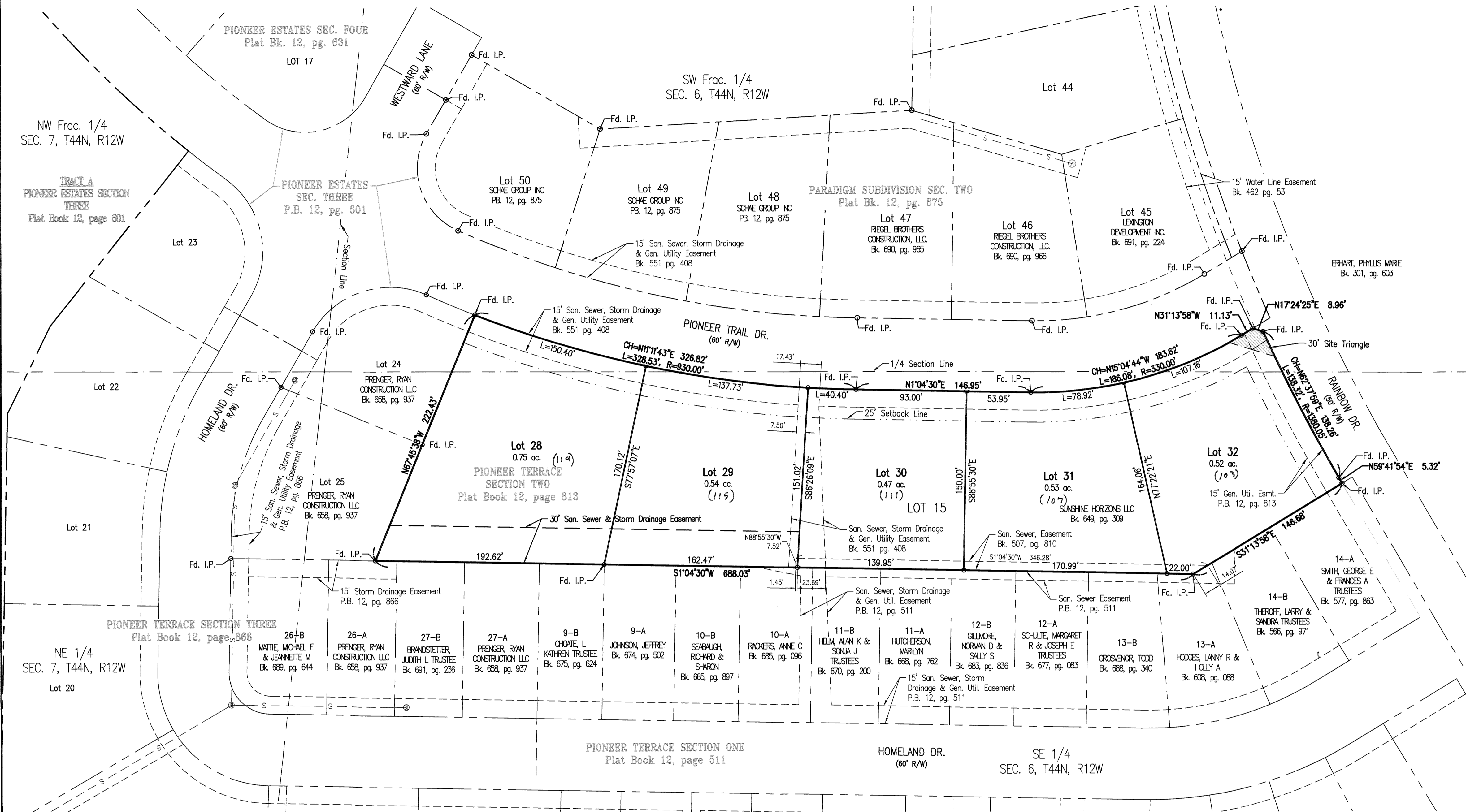
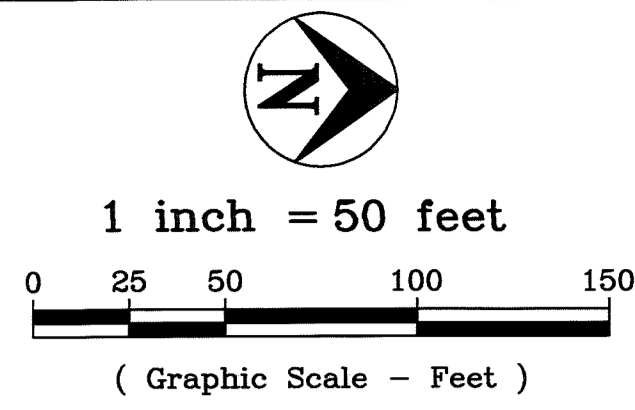


Pioneer Terrace Section Four
 (A Replat of Lot 15 of Pioneer Terrace
 Section Two as per Plat Book 12, page 813)
 Part of the SE 1/4 and SW Fractional 1/4
 Sec. 6, T44N, R12W, COLE COUNTY, MO
 AREA: 2.81 ACRES
 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL



PROPERTY BOUNDARY DESCRIPTION

All of Lot 15 of Pioneer Terrace Section Two, as per plat of record in Plat Book 12, page 813, Cole County Recorder's Office, Cole County, Missouri, Containing 2.81 acres.

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 surveyed and subdivided into lots, streets and easements and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record) as shown on this plat, which shall be known as "Pioneer Terrace Section Four".

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

In Witness whereof, the undersigned owner of said tract have hereunto set his hand this 19th day of November, 2018.

Sunshine Horizons LLC,
Sandra E. Theroff
 Sandra E. Theroff, Member

STATE OF MISSOURI }
 COUNTY OF COLE }

On this 19th day of November, 2018, before me personally did appear Sandra E. Theroff, who being by me duly sworn, did say that she is a Member of Sunshine Horizons, LLC, a Missouri Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, and said Sandra E. Theroff acknowledged said instrument to be her free act and deed of said Limited Liability Company.

In Witness whereof, I have set my hand and affixed my seal this 19th day of November, 2018.

My Commission Expires: August 20, 2019

GREGORY DORGE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission # 15207069
 My Commission Expires: 8/20/2019

Gregory Dorge
 Gregory Dorge, Notary Public

SURVEYOR'S CERTIFICATE

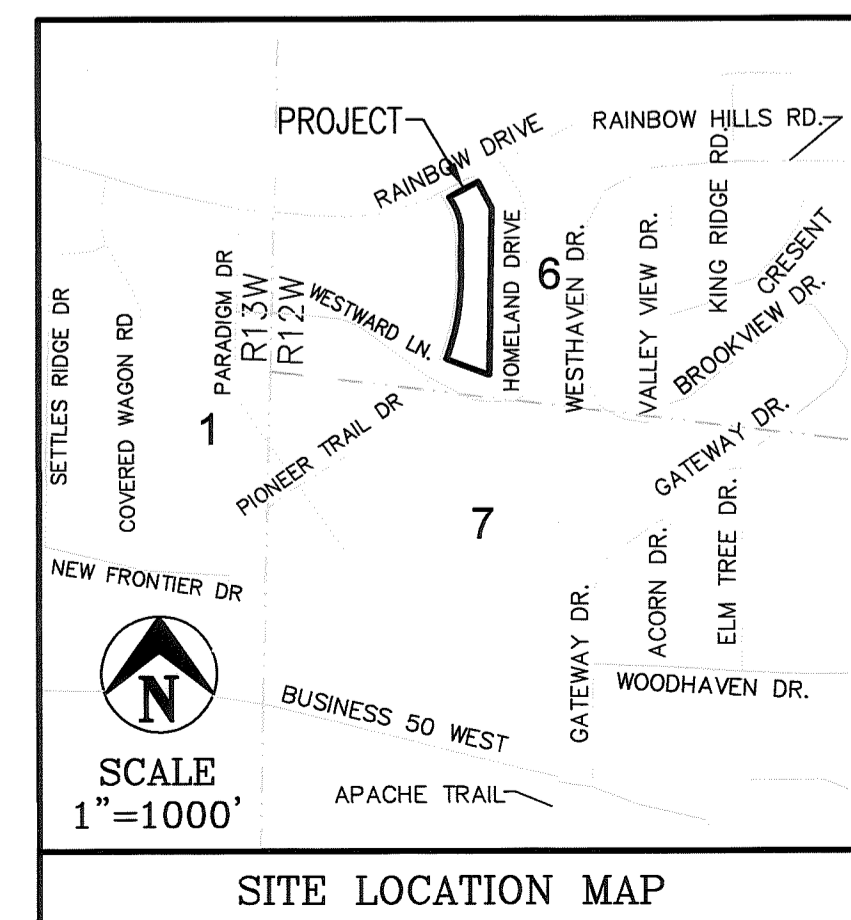
This is to certify that at the request of Sunshine Horizons LLC, a survey and subdivision was made under my personal direction, regarding the property shown on this plat and that the results of said survey are shown hereon. This survey was performed in accordance with the current requirements of the standards for a Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects.

In Witness whereof, I have hereunto set my seal and signature this 19th day of NOV., 2018

UTILITY COMPANIES
 SANITARY SEWER - City of Jefferson
 WATER SUPPLY - PWS# 1, Cole County
 ELECTRIC - Three Rivers Electric Coop.
 GAS - AmerenUE
 TELEPHONE - Century Link

GENERAL NOTES:

- LAND USE: Multi-Family Residential
- The setback lines from the property lines shall be as per Cole County Regulations: Front: 25', Side: 10' and Rear: 10'.
- FLOODPLAIN INFORMATION: This property is located in Zone "X" (area outside the 0.2% chance flood plain) as per Flood Insurance Rate Map, Cole County, MO, maps numbered 29051C0108E and 29051C0106E dated November 2, 2012.
- Set 5/8" I.P. with cap at all subdivision corners, unless otherwise shown.
- Set 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.
- The Lots in this subdivision conform to the requirements for land development in Cole County as set forth by the Subdivision Design and Improvements Standards in the Rules for Land Subdivision of Cole County and Amendments thereto.
- RECORD SOURCE: SUNSHINE HORIZONS LLC., as per deed of record in Book 649, page 309, Cole County Recorder's Office.
- BEARING BASE: Missouri State Plane, Central Zone, Coordinate System NAD83 from MoDot GNSS System.
- VERTICAL DATUM: City of Jefferson and County of Cole Vertical Datum System (U.S.C.S. NAVD83).
- Subject to an agreement for future annexation to the City of Jefferson, MO, recorded in Book 564, page 931, Cole County Recorder's Office, Cole County, MO.



We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 9 day of October, 2018.

Michelle Gerstner
 Michelle Gerstner,
 Planning Commission Chairman

Larry J. Benz
 Larry J. Benz, P.E.,
 Director of Public Works

Filed for record 28 day of November, 2018.
 at 11 O'clock and 07:49 Minutes A.M.,
 recorded in Book 12, Page 901.

Ralph C. Bray, Jr., Recorder
 Deputy

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCARTY Phone (573) 634-3455
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

Keith M. Brickey
 MO PLS #2578
 Central Missouri Professional Services, Inc.
 Missouri State Certificate of Authority #000355

TITLE LOT 15 - PIONEER TERRACE SEC. 2 RAINBOW DR. & PIONEER TRAIL DR., COLE COUNTY, MO			
FOR Sunshine Horizons, L.L.C.			
DATE	DRN. BY	SCALE	BOOK
11-19-2018	C.F.B.	1" = 50'	
REV.	CKD. BY	SHEET	JOB NO.
	J.B.R.	1 OF 1	04-044