SURVEYOR'S CERTIFICATE

I, Richard Groner, do hereby certify that during the month of June 1970, I did survey and subdivide into 10 lots part of fractional N.E.¼, Sec. 16, T 44, R 11 more particularly described as follows:

From the S.W. corner of the fractional N.E.¼ of Sec. 16 T 44 R 11, thence N. 89° E. 664.95'; thence N. 0° 06' E 620.89'; thence N. 6° 52' E 864.00'; thence S 71° 55' E 319.65' to a point on the East line of a tract of land sold by Gundelfinger and Wagner to H.C. Munger, said point also being on the North line of a 30' road and the point of beginning of this description; thence N. 4° 21' W 292.79' to a point on a Southerly R/W line of the Mo. Pac. R.R., thence along said R.R. R/W S 75° 49' E 33.69', thence S 4° 21' E 4.15' to a point on the Northerly E/W of aforesaid 60' road, thence along E/W of said road S 75° 18' E 100', thence N 14° 42' E 279.42' to a point on the Southerly R/W line of the Mo. Pac. R.R., thence along said R/W S 75° 49' E 0.00', thence S 14° 42' W 279.42' to a point on the Northerly R/W of aforesaid 60' road, said point also lying on a curve which has a radius of 293.37' and is 54.72' Easterly from the tangent of the curve, said tangent having a bearing of S 75° 18' E; thence along said R/W Southeasterly on a curve to the right which has radius of 293.37' a distance of 138.57' to a point which is on the E/W of the permanent road and also being on a temporary cul-de-sac, said point being N. 0° 41' W, 50' from the center of aforesaid temporary cul-de-sac, thence along the perimeter of the temporary cul-de-sac on a curve to the right which has a radius of 50' a distance of 249.9' to a point on the Southerly E/W line of the aforesaid 60' road, said point being N. 52° 27' E 233.37' from the radius point of a curve having a radius of 293.37' thence along said curve, a distance of 153.76'; thence S 14° 42' W. 230.42'; thence N. 79° 18' W 449.27'; thence N. 4° 21' W. 295.17' to the point of beginning.

P. L. S. No. 184

OWNER'S CERTIFICATE

Know all men by these present that we, the undersigned being the owners of the tract of land described in the foregoing Surveyors Certificate, hereby certify that we have paid taxes due and payable against said property, that on the annexed plat the numbers of the lots and the sizes thereof are fully and truly set forth, and we do hereby dedicate to the City of Jefferson, a municipal corporation, for public use forever all streets and alleys and easements as shown on this plat.

In witness whereof we have hereunto set our hands and seals this 7th day of May, 1971.

Ralph H. Popp — Janice L. Popp

W. E. Sommerer — Lorene M. Sommerer

Richard S. Groner — Joann C. Groner

STATE OF MISSOURI: SS
COUNTY OF COLE:

On this ____ day of _____, 19__, before me personally did appear the signed property owners who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In witness whereof I have hereunto set my hand and affixed my seal this ____ day of _____, 19__.

My commission expires _____, 19__.

_____
Notary Public

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 _____

Approved this ____ day of _____ 19__.

_____ Mayor

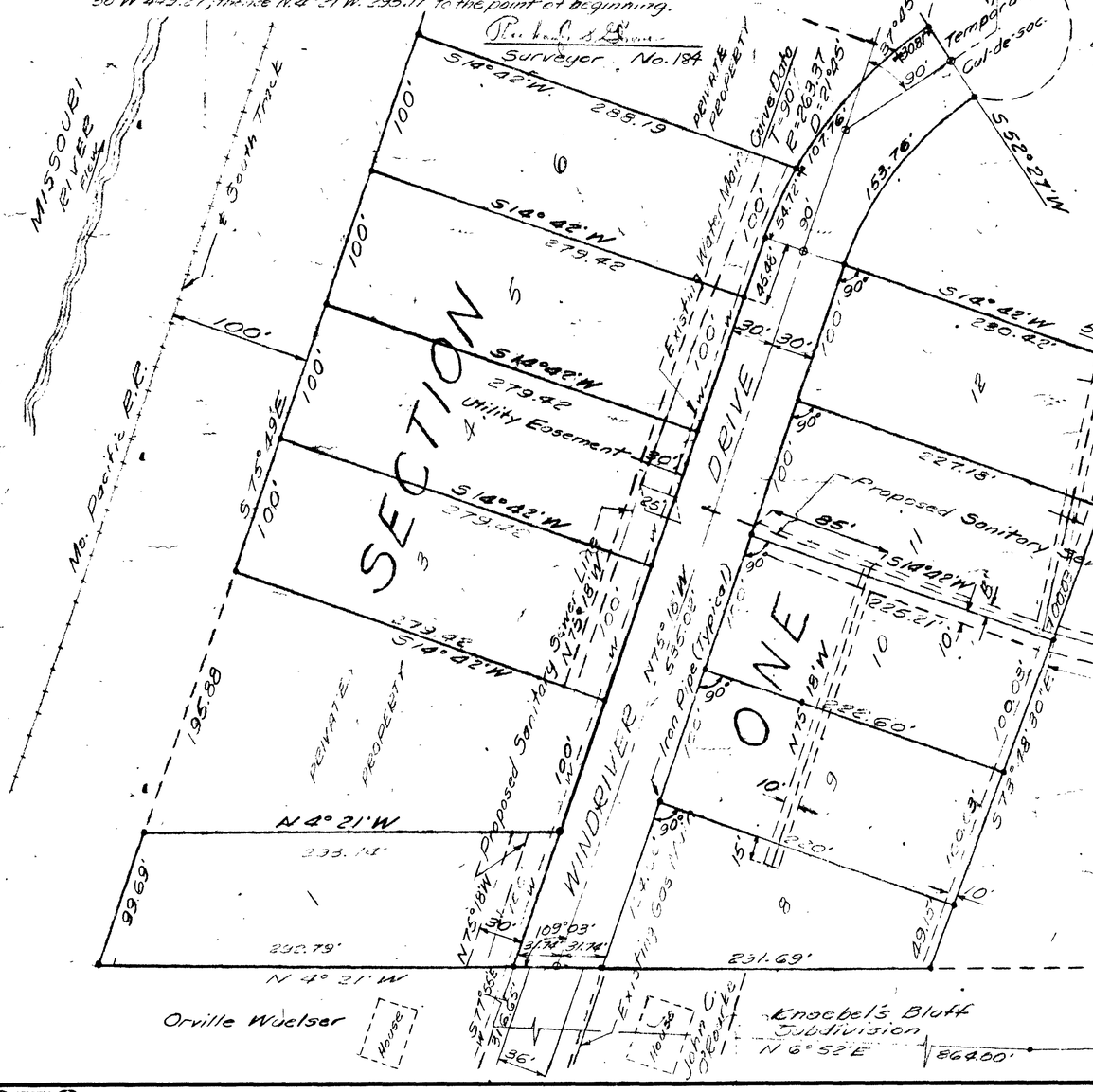
_____ City Clerk

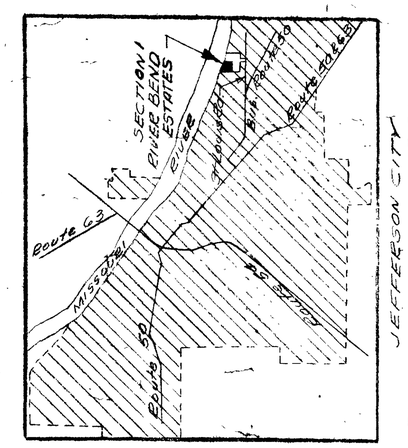
_____ Planning and Zoning Commission

_____ Director of Public Works

Zone District A-1

Temporary Cul-de-sac is to remain until street is extended and/or tied into existing right of way.





LEGEND
- w Existing Water Main
- Proposed Sewer Line
- Existing Gas Main
- Easement Boundary
- • Iron Pipe

COMPLETED

RIVER BEND ESTATES SECTION ONE		
R. Groner, R.H. Popp & W.E. Sommerer		
SCALE: 1" = 50'	GRONER & PICKER CONSULTING ENGINEERS & LAND SURVEYORS 209 W. MILLER JEFFERSON CITY, MO.	DATE: May 19, 71
DESIGNED BY:		CUSTOMER NO:
DRAWN BY: Sommerer		REVISED:
CHECKED BY:		REVISED DATE:
G & P NO:	SUB 206-00	SHEET 2 OF 2

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