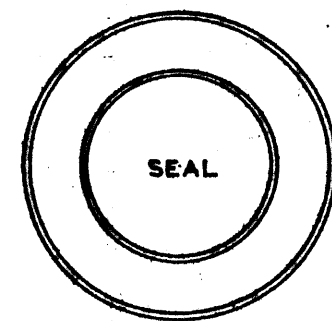


SURVEYOR'S CERTIFICATE

I, RICHARD GRONER, DO HEREBY CERTIFY THAT DURING THE MONTH OF AUGUST 1972, I DID SURVEY AND SUBDIVIDE INTO 2 LOTS PART OF FRACTIONAL N.E. 1/4, SEC. 16, T44, R11 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 STARTING AT A POINT WHERE THE EAST LINE OF A TRACT OF LAND SOLD BY GUNDELINGER AND WAGNER TO H.C. WAGNER INTERSECTS THE SOUTH R/W LINE OF THE MO. PACIFIC RAILROAD; THENCE S 75°49' E ALONG SAID R/W 795.56' TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID R. R. R/W S 75°49' E 15.54'; THENCE CONTINUING ALONG SAID R. R. R/W ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2838.26' A DISTANCE OF 258.97'; THENCE S 4°28' E, 432.72'; THENCE N 57°11' W 134.69'; THENCE S 18°44' W 50' TO A POINT WHICH IS THE CENTER OF A TEMPORARY CUL DE SAC; THENCE CONTINUE S 18°44' W 10' TO A POINT ON THE SOUTHERLY LINE OF A 60' ROAD; THENCE ALONG SAID ROAD R/W N 71°16' W 158.35'; THENCE CONTINUE ALONG SAID R/W ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250.36' A DISTANCE OF 147.31'; THENCE N 52°27' E 60' TO A POINT ON THE NORTHERLY SIDE OF A 60' ROAD; THENCE ALONG SAID ROAD R/W ON A CURVE TO THE LEFT HAVING A RADIUS 293.37' A DISTANCE OF 30.81'; THENCE N 14°42' E 327.86' TO THE POINT OF BEGINNING; SAID TEMPORARY CUL DE SAC IS DESCRIBED FROM THE CENTER AS FOLLOWS; FROM THE CENTER OF THE CUL DE SAC THENCE N 18°44' E 50' TO A POINT ON THE PERIMETER OF THE CUL DE SAC THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50' A DISTANCE OF 220.6' TO A POINT ON THE SOUTHERLY R/W LINE OF A PERMANENT 60' ROAD.

RICHARD S. GRONER L.S. #184



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYOR'S 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 1ST DAY OF AUGUST, 1972.

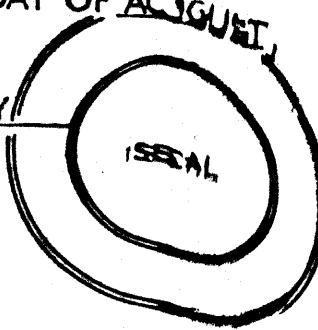
W. E. SOMMERER RALPH H. POPP RICHARD S. GRONER
 LORRAINE M. SOMMERER IRMA L. POPP JOANN C. GRONER

STATE OF MISSOURI

COUNTY OF COLE:

ON THIS 1ST DAY OF AUGUST 1972, 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 HERE UNTO SET MY HAND AND AFFIXED MY SEAL THIS 1ST DAY OF AUGUST 1972. MY COMMISSION EXPIRES MAY 16, 1974.

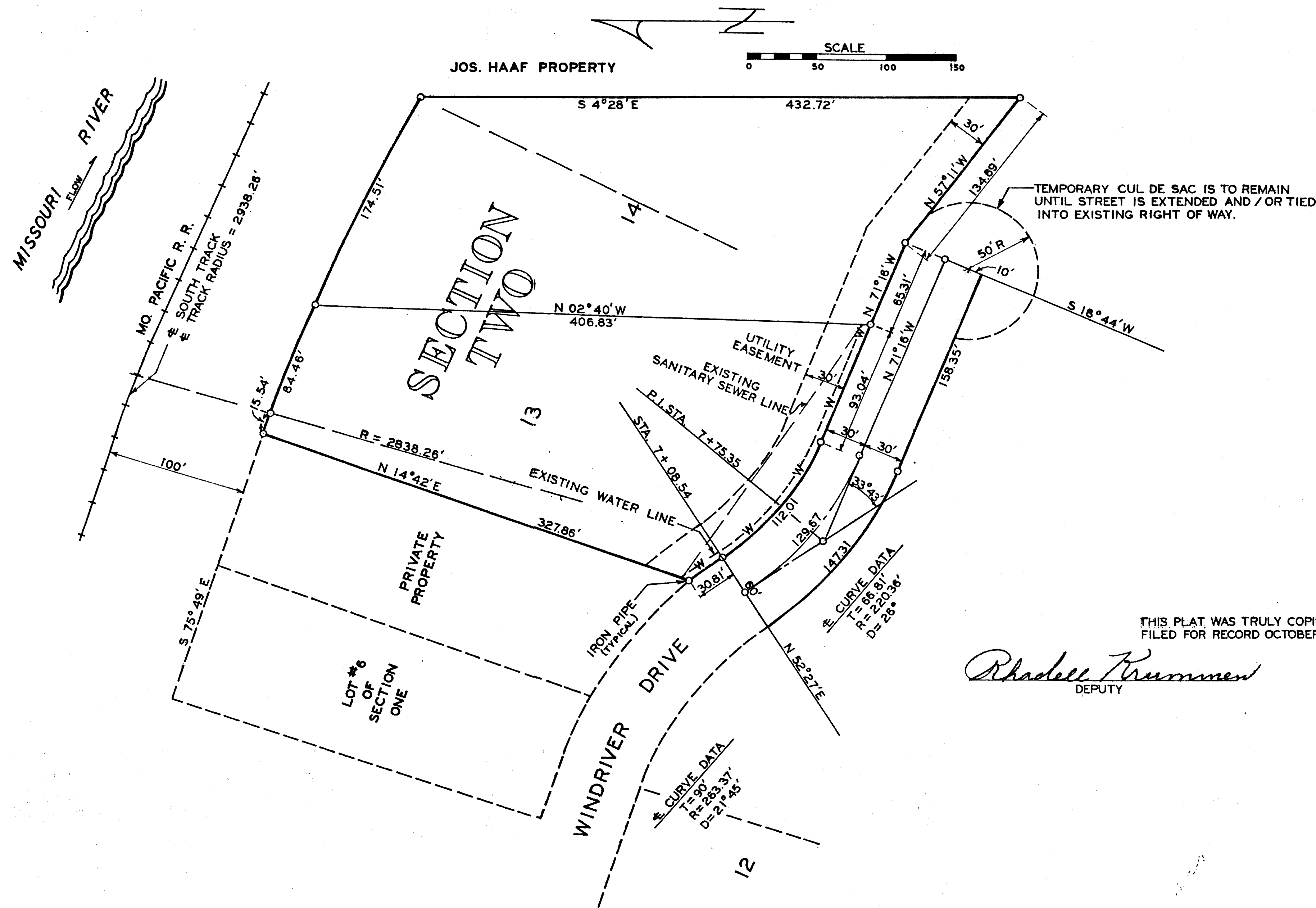
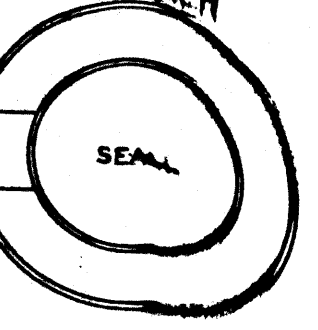
LUELLA HENLEY
 NOTARY PUBLIC
 LUELLA HENLEY



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 NUMBER 8499 APPROVED THIS 17TH DAY OF OCTOBER 1972.

JOHN G. CHRISTY
 MAYOR
 BERT KOESTER
 PLANNING & ZONING
 COMMISSION
 ZONE DISTRICT A-1

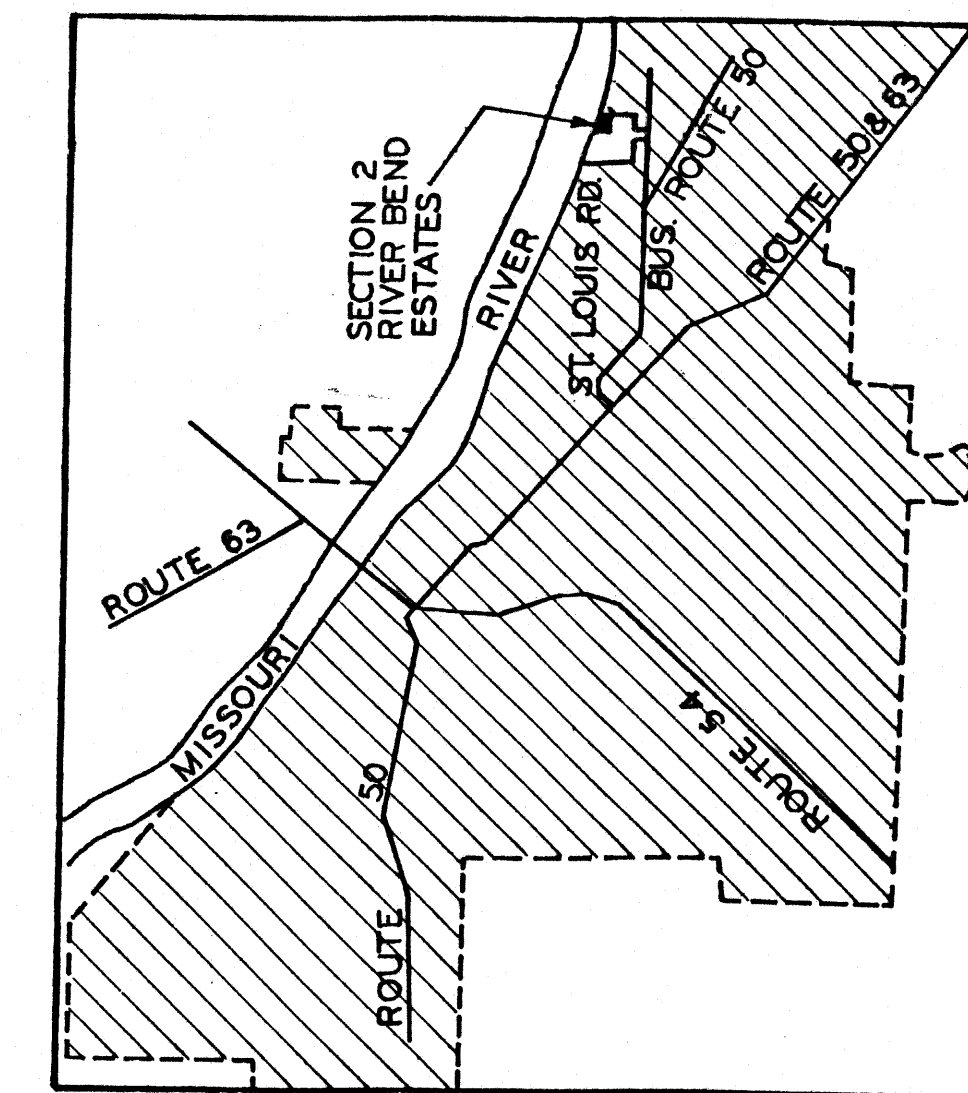
MARGARET CHRISTIAN
 CITY CLERK
 ED H. RACKERS JR.
 DIRECTOR OF PUBLIC WORKS



THIS PLAT WAS TRULY COPIED FROM THE ORIGINAL FILED FOR RECORD OCTOBER 18, 1972, AT 11:00 A.M.

Rhoadell Krummen
 DEPUTY

Henry H. LePage
 RECORDER



JEFFERSON CITY RIVER BEND ESTATES ZONING - A1
 SHOWING LOCATION OF SECTION 2
 LOTS 13 AND 14 OF SECTION 2 SHALL BE SUBJECT TO THE RESTRICTIONS COVERING A PORTION OF RIVER BEND ESTATES OF RECORD IN BOOK 204, PAGE 690 IN THE COLE COUNTY RECORDERS OFFICE, COLE COUNTY, MISSOURI.

RIVER BEND ESTATES SECTION TWO				
R. GRONER, R. H. POPP, & W. E. SOMMERER				
SCALE: 1" = 50'	GRONER & PICKER CONSULTING ENGINEERS & LAND SURVEYORS 209 W. MILLER JEFFERSON CITY, MO.	DATE: AUG. 1972	CUSTOMER NO:	
DESIGNED BY: SOMMERER		REVISED BY:	REVISED DATE:	
CHECKED BY:		G & P NO:	SHEET	OF
G & P NO:			SHEET	

SUB 206.02