

SURVEYOR'S CERTIFICATE

I, Richard Groner, do hereby certify that during the month of June 1970, I did survey and subdivide into 3 lots part of fractional N.E. 1/4, Sec. 16, T. 44, R. 11 more particularly described as follows:

From the Southeast corner of lot no. 12 of Section 1 of River Bend Estates as per plat of record in book B page 35 Cole Co. Recorder's Office; thence S. 73° 48' 30" E. a distance of 268.96'; thence S. 75° 47' E. 137.25' to the point of beginning of this description; thence N. 15° 47' W. 137.25'; thence N. 73° 48' 30" W. 168.93'; thence N. 14° 42' E. 210.05' to a point on the southerly R/W line of Windriver Drive, said point also being on a curve which has a radius of 233.37; thence in a southeasterly direction along said curve a distance of 50.33'; thence on a curve to the left which has a radius of 250.36' a distance of 142.31'; thence S. 71° 16' E. a distance of 106.72'; thence S. 30° 47' 29.58"; thence S. 14° 13' W. 106.72' to the point of beginning.

R. Groner
LS #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 Surveyor's Certificate, hereby certify that we have paid taxes due and payable against said property, that in this and said 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 easements as shown on the plat:

Richard Groner Richard H. Papp W.E. Sommerer

**STATE OF MISSOURI
COUNTY OF COLE**

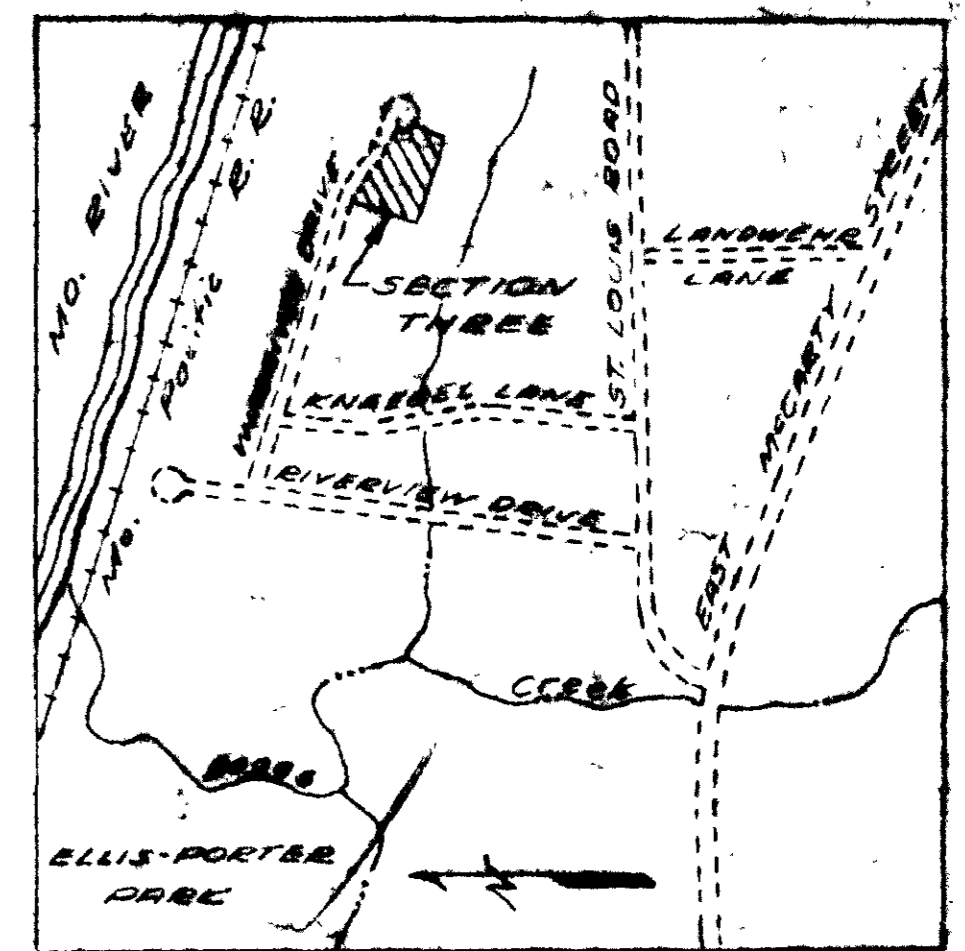
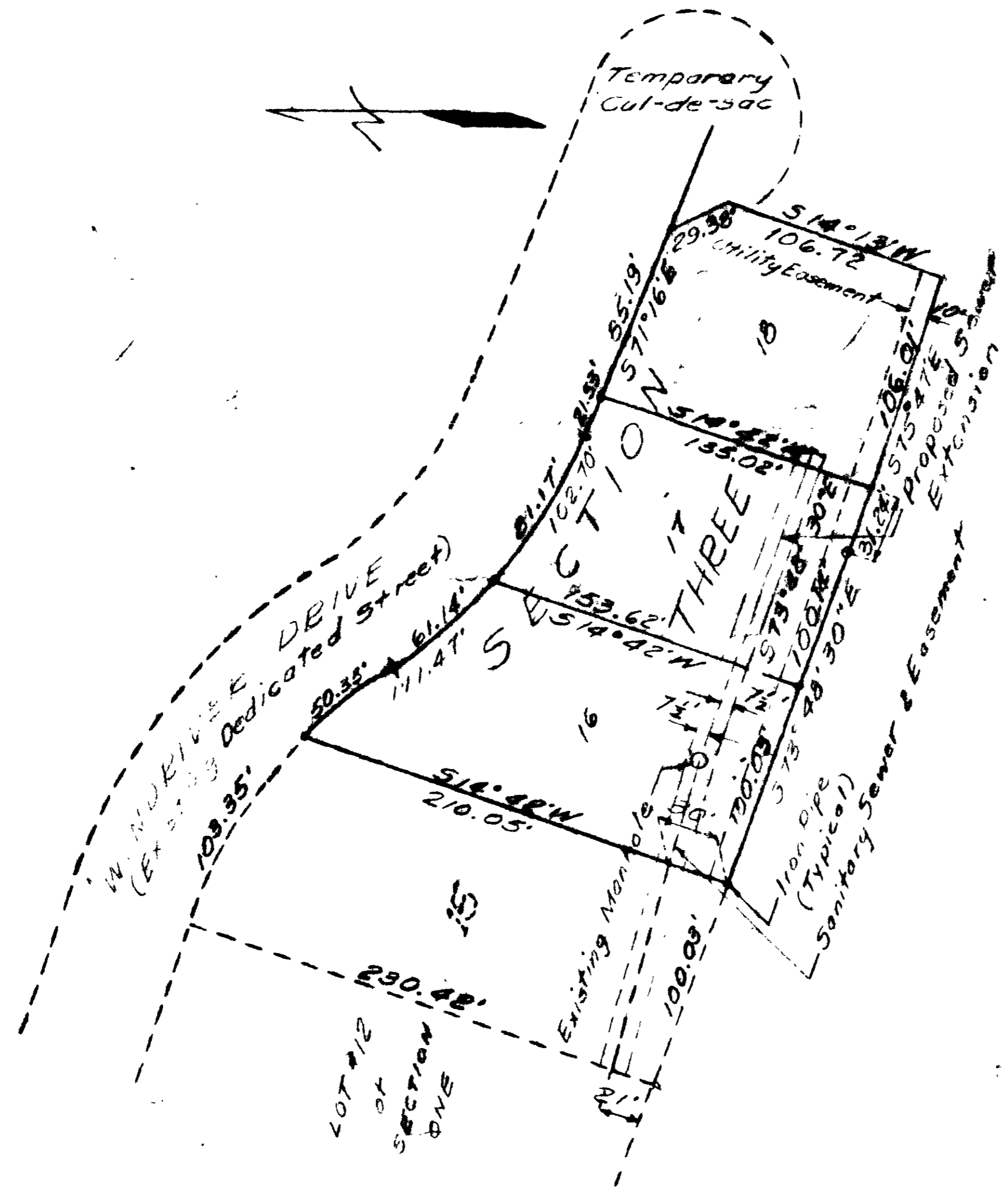
On this 21st day of MAY, 1976, before me personally did appear the signed property owners who executed the foregoing instrument and acknowledged the same to be their free act and deed. In witness where of I have here unto set my hand and affixed my seal this 21st day of MAY, 1976. My commission expires NOV. 27, 1977.

Charles J. Kall
Notary Public

I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri hereby certify that this plot was approved by the Mayor of the City of Jefferson Missouri by Ordinance Number 313 Approved this 12th day of June, 1974.

James Mansfield
Mayor
Planning and Zoning Commission

Ed H. Paddock
City Clerk
Director of Public Works



LOCATION SKETCH OF SECTION THREE ZONING - R1

Note: Water main and utility easement is located on the north side of Windriver Drive as shown on plots Section 1 and 2. River Bend Estates. Section 3 of River Bend Estates is subject to the same restrictions and provisions of record in Book 204 pg. 690 Cole Co. Recorder's Office.

COMPLETED

**RIVER BEND ESTATES
SECTION THREE**

R. Groner, R.H. Papp & W.E. Sommerer

SCALE: 1" = 50'	GRONER & PICKER CONSULTING ENGINEERS & LAND SURVEYORS 206 W. MILLER JEFFERSON CITY, MO.	DATE: Oct. 1975
DESIGNED BY:		CUSTOMER NO.:
DRAWN BY: Sommerer		REVISED BY:
CHECKED BY:		REVISED DATE:
G & P NO.:		SHEET 1 OF 1