

RIVERHILLS ADDITION SEC. 3

12.62 ACRES  
ZONED RS-2

PROPERTY DESCRIPTION

Part of the Southwest Quarter of Section 1, Township 44 North, Range 12 West, in the City of Jefferson, County of Cole, Missouri, more particularly described as follows:

From the northeast corner of the Southwest Quarter of said Section 1; thence S86°54'33"W, along the Quarter Section Line, 1000.00 feet to the northeast corner of RIVERHILLS ADDITION, SECTION - 1, as per plat of record in Plat Book 11, page 281, Cole County Recorder's Office; thence southerly along the easterly line of said RIVERHILLS ADDITION, SECTION - 1, the following courses, 543°07'34"E, 288.53 feet; thence S03°11'04"E, 60.00 feet to the southwesterly corner of a tract described by deed of record in Book 278, page 187, Cole County Recorder's Office, and the POINT OF BEGINNING for this description; thence leaving the easterly line of said RIVERHILLS ADDITION, SECTION - 1, N87°02'53"E, along the southerly line of said tract described in Book 278, page 187, and along the southerly line of other tracts described by deed of record in Book 273, page 345, Book 200, page 235, Book 155, page 191, and Book 276, page 852, Cole County Recorder's Office, 315.11 feet to the southwesterly corner of Major's Subdivision as per plat of record in Plat Book 2, Page 13, Cole County Recorder's Office; thence S84°57'33"W, along the north line of said alley, 475.47 feet; thence S81°29'29"W, along the north line of said alley, 151.62 feet to the northerly extension of the east line of Ware Avenue; thence N05°27'35"W, along the northerly extension of the east line of said Ware Avenue 10.00 feet; thence S81°29'29"W, 50.00 feet to the southeast corner of a tract described by deed of record in Book 289, page 111, Cole County Recorder's Office; thence N08°30'31"W, along the north line of said tract, 100.00 feet to the northeast corner thereof, being also a corner on the boundary of RIVERHILLS ADDITION, SECTION - 2, as per plat of record in Plat Book 11, page 332, Cole County Recorder's Office, thence along the boundary of RIVERHILLS ADDITION, SECTION - 1, the following courses: N09°52'30"W, 50.01 feet; thence N11°10'39"W, 110.12 feet; thence S81°29'29"W, 163.68 feet; thence N08°30'31"W, 75.00 feet; thence S73°08'37"W, 173.73 feet; thence N13°31'50"E, 78.16 feet; thence N23°30'25"E, 267.60 feet; thence N37°37'21"E, 143.24 feet to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

This is to certify that during the month of November, 1987, under my personal direction, a survey and subdivision was made regarding the above described property, and that the results of said survey are represented correctly on this plat and were executed in accordance with the current Minimum Standards for Property Boundary Surveys 10 CSR 30-2.010.

In witness whereof, I have hereunto set my seal and signature this 1 day of FEBRUARY, 1988.

Louis H. Vetter, No. A.L.S. #1106

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 have caused said tract to be surveyed and subdivided into lots and streets, 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 streets and easements (not presently of record) as shown on this plat.

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which said subdivision shall be known as "RIVERHILLS ADDITION, SECTION - 3".

IN WITNESS WHEREOF, RIVERHILLS ADDITION PARTNERSHIP, the undersigned owners of said tract, have hereunto set their hands and seals on this 1 day of February, 1988.

Michael W. Beasley, Margaret A. Rehms

STATE OF MISSOURI )  
COUNTY OF COLE )

On this 1 day of February, 1988, before me personally did appear the above signed property owners who executed the foregoing instrument and acknowledged the same to be their free act and deed.

My Commission Expires: 12/30/91

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 No. 10780.

Approved this 1 day of February, 1988.

Robert M. Bates, Director of Public Works

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 306, PAGE 617, COLE COUNTY RECORDER'S OFFICE.

CENTRAL MISSOURI PROFESSIONAL SERVICES, INC. ENGINEERING AND SURVEYING TEST DRILLING 2900 EAST MC CARTY JEFFERSON CITY, MISSOURI 65101

Document No. 1036

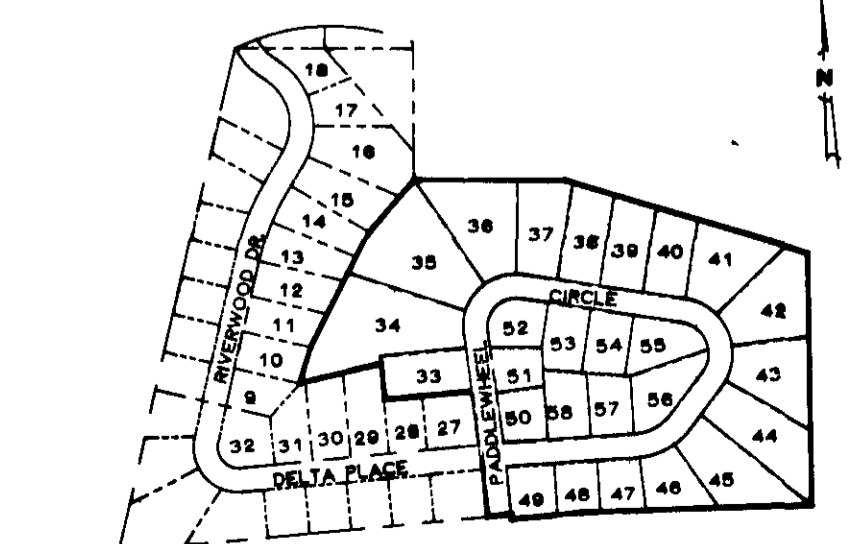
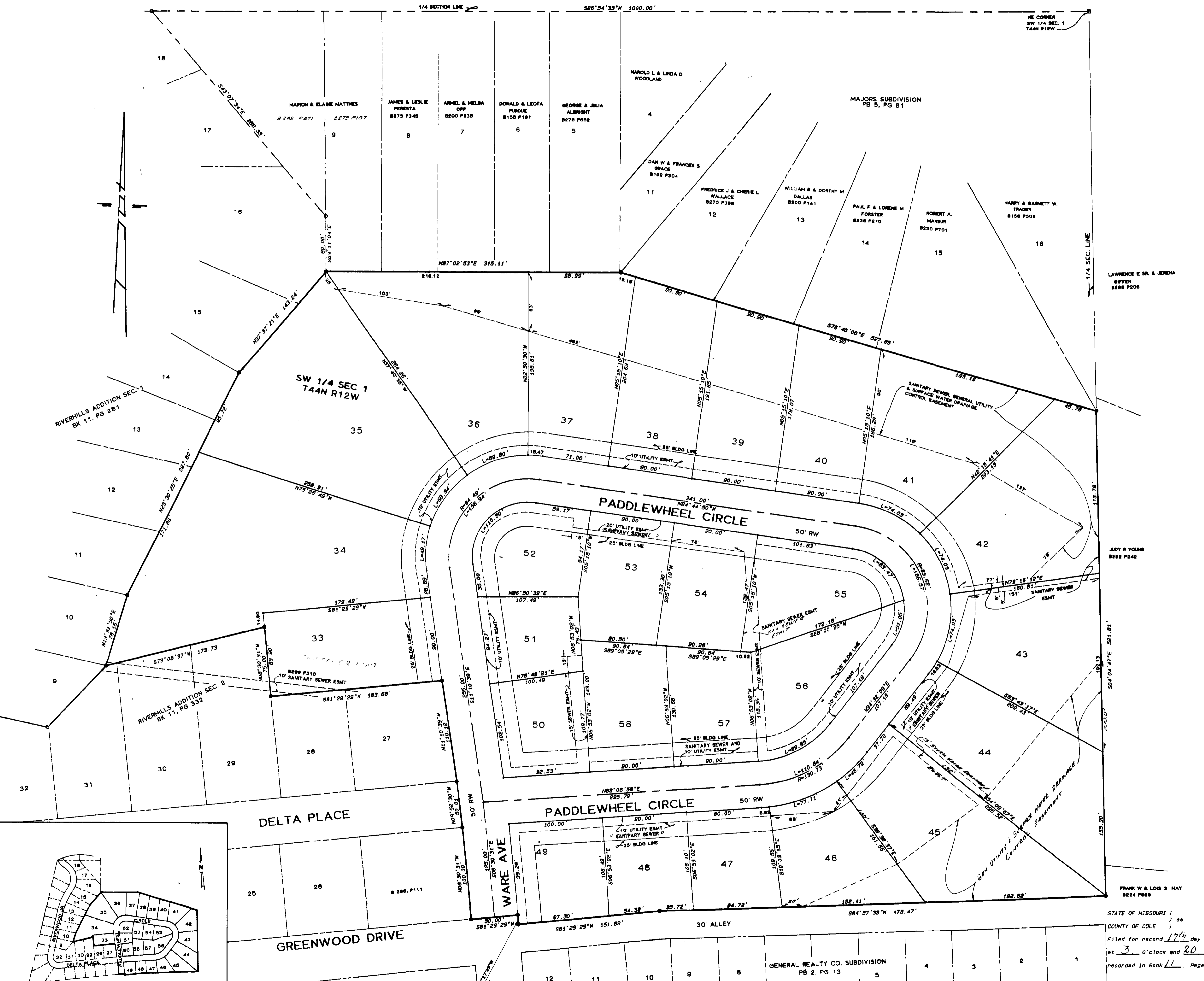
TITLE RIVERHILLS ADDITION SEC 3

FOR RIVERHILLS ADDITION PARTNERSHIP

DATE 11-87 BOOK NO. SCALE 1"=50' DRN. BY BOB

REVISION DATE CKD. BY SHEET 1 OF 1 JOB NO. 73-262

COMPLETED



LOCATION MAP 1"=400'

STATE OF MISSOURI )  
COUNTY OF COLE )  
Filed for record 17th day of February, 1988  
at 3 o'clock and 20 minutes P.M.,  
recorded in Book 11, Page 376.

DAVID R. HERSAM, Recorder

SUB 325-III SUB 325.02