



# RIVERSIDE HEIGHTS

A SUBDIVISION OF PART OF OUTLOT 54 IN THE CITY OF JEFFERSON, MISSOURI

DESCRIPTION

Part of Outlot Number 54 in the City of Jefferson, Missouri, and more particularly described as follows:  
 Beginning at a point on the southerly line of said Outlot 54, said point being 110.0 feet easterly from the southwesterly corner of said Outlot 54; said point also being on the northerly line of High Street and point also being the southeast corner of Lot 34 of Dawson's Subdivision to the City of Jefferson, per plat of record in plat book 3, page 14, Cole County Recorder's Office; thence easterly along the northerly line of High Street, 265.80 feet; thence on a curve to the left, having a radius of 43.0 feet, a distance of 52 feet more or less to the westerly line of Riverside Drive; thence northerly along the westerly line of Riverside Drive, 293.0 feet; thence deflecting 6° 43' left and continuing northerly along the westerly line of Riverside Drive, 158.0 feet to the southerly line of Capitol Avenue; thence westerly along the southerly line of Capitol Ave., 8.55 feet to the northeast corner of Lot Number 24, of said Dawson's Subdivision; thence southerly along the easterly line of Dawson's Subdivision, 419.98 feet to the point of beginning. (The right-of-way line of Riverside Drive is based on construction plat made by Dick Fowler in 1940, in City records.)

SURVEYOR'S CERTIFICATE

I hereby certify this plat to be a true and exact copy of a survey made by me during the month of June, 1970, of the above described property.



*Larry V. Brickey*  
 Larry V. Brickey  
 Land Surveyor No. 1158

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 and plat hereby certify that we have paid all 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 public the use of all streets, lanes, and walks shown in and on said plat.

In witness whereof we have hereunto set our hands and seals this 9th day of August, 1970.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

State of Missouri ) ss  
 County of Cole )  
 Subscribed and sworn to before me this 9th day of August, 1970.  
 My commission expires \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public, Cole County, Missouri

I, \_\_\_\_\_, clerk of the City of Jefferson City, County of Cole, State of Missouri, hereby certify this plat was approved by the Mayor of the City of Jefferson City, Missouri.  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 1970, by Ordinance No. \_\_\_\_\_  
 \_\_\_\_\_ Mayor \_\_\_\_\_ City Clerk

ZONED MULTIPLE DWELLING "C"

Note: Iron Pins set on all Lot Cors.  
 • - Indicates Monuments set on control points.  
 S.S. - Sanitary Sewer  
 M - Water Line  
 G - Gas Line

Note: Underground Utilities are shown for information purposes only and no guarantee is made to their exactness.

STATE OF MISSOURI  
 COUNTY OF COLE  
 I, *Larry V. Brickey*  
 Surveyor  
 that the above described plat was duly and lawfully recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 1970.  
 at \_\_\_\_\_ Mo.  
 date filed for record in the office of the recorder of the records of this office to book \_\_\_\_\_ page \_\_\_\_\_  
 Witness my hand and seal of said office in Jefferson City, Missouri this \_\_\_\_\_ day of \_\_\_\_\_, 1970.  
*Larry V. Brickey*  
 Surveyor

1946

**185** COMPLETED

CENTRAL MISSOURI PROFESSIONAL SERVICES INC. PROFESSIONAL ENGINEERS - SURVEYORS	
JEFFERSON CITY	MISSOURI
<b>RIVERSIDE HEIGHTS</b>	
A SUBDIVISION OF PART OF OUTLOT # 54 TO THE CITY OF JEFFERSON, MISSOURI	
SCALE 1"=30' DATE July 21, 70 SHEET NO 1	

70-25