

RTR SUBDIVISION

ZONING: PUD

5.27 Acres

PROPERTY DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 13, Township 44 North, Range 12 West, Cole County, Missouri; part of Lots 71 & 72; part of Tract "C"; all of Lot 74; part of Lot 73 and all of that part marked "Private Drive", lying between Lot Nos. 71, 72, 73, 74 and Tract "C"; all in SOUTHWOOD HILLS ADDITION, per plat of record in Plat Book 4, Page 70, Cole County Recorder's Office; all in the City of Jefferson, Missouri, and all of which is more particularly described as follows:

From the southeast corner of said Lot 73; thence northerly, along the easterly line of said Lot 73, on a curve to the right, having a radius of 2109.18 feet, an arc distance of 17.58 feet, the chord of said curve being N01°11'38"W, 17.58 feet to the northeasterly corner of a tract described by deed of record in Book 376, page 179, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence S88°23'08"W, along the northerly line of said tract described in Book 376, page 179, 90.00 feet to the northwesterly corner thereof; thence S01°36'52"E, along the westerly line of said tract in Book 376, page 179 and along the easterly line of another tract described by deed of record in Book 376, page 180, Cole County Recorder's Office; thence S31°19'36"W, along the easterly line of said tract in Book 376, page 180, 136.09 feet to a point on the westerly line of said Lot 71, also being a point on the easterly boundary of a tract described by deed of record in Book 362, page 798, Cole County Recorder's Office; thence along the boundary of said tract in Book 362, page 798 on the following courses: S25°54'52"E, along the westerly line of Lot 71, 75.92 feet to the southwesterly corner thereof, and the northerly line of LOLANDA AVENUE [vacated]; thence S64°05'08"W, along the northerly line of said vacated LOLANDA AVENUE, 51.47 feet; thence S25°54'52"E, 60.00 feet to the northwesterly corner of Lot No. 70 of said SOUTHWOOD HILLS ADDITION; thence along the westerly line of Lot Nos. 70 to 63 inclusive, the following courses: S09°51'52"E, 52.80 feet; thence S09°42'52"E, 81.40 feet; thence S05°30'52"E, 70.90 feet; thence S09°17'08"W, 78.40 feet; thence S28°34'08"W, 58.90 feet; thence S27°49'08"W, 120.81 feet; thence leaving the westerly line of said Lots, N48°02'08"W, 474.68 feet to a point on the easterly line of the first described tract of land in Book 373, Pages 972, Cole County Recorder's Office; thence N38°33'05"E, along the easterly line of said tract, 34.47 feet to the southerly line of a tract of land described in Book 377, page 385, Cole County Recorder's Office; thence S69°25'55"E, along the southerly line of said tract in Book 377, page 385, 7.67 feet to the southeasterly corner thereof; thence N46°14'49"E, along the easterly line of said tract in Book 377, Page 385, 145.48 feet to the northeasterly corner thereof; thence N69°25'20"W, along the northerly line of said tract in Book 377, page 385, 14.68 feet to the easterly right-of-way line of AARON COURT, as shown on the plat of CHRISTY ACRES SUBDIVISION - SECTION ONE, as per plat of record in Plat Book 9, Page 39, Cole County Recorder's Office; thence northerly along the easterly right-of-way line of AARON COURT, the following courses: N39°08'23"E, 243.53 feet; thence N28°53'30"E, 282.69 feet; thence on a curve to the left having a radius of 50.00 feet, an arc distance of 51.29 feet, (Chord: N52°38'00"E, 49.07 feet); thence leaving the easterly right-of-way line of AARON COURT, S66°45'18"E, 12.37 feet; thence N29°27'52"E, 84.77 feet; thence N32°35'28"E, 108.62 feet; thence N04°13'54"E, 92.22 feet to the southerly line of a tract of land described in Book 233, Page 497, Cole County Recorder's Office; thence S86°33'17"E, along the southerly line of said tract, 31.15 feet to the westerly right-of-way line of TANNER BRIDGE ROAD; thence S06°47'08"W, along said westerly right-of-way line, 144.60 feet; thence southerly along the westerly right-of-way line of TANNER BRIDGE ROAD, on a curve to the left, having a radius of 2109.18 feet, an arc distance of 284.96 feet, (Chord: S02°54'55"W, 284.74 feet), to the point of beginning. Containing in all 5.27 Acres.

SURVEYOR'S CERTIFICATE

This is to certify that the request of RTR REAL ESTATE, INC., a survey and subdivision was made, under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly on said plat and that said survey was performed in accordance with the current requirements of the standards for a Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

In Witness whereof I have hereunto set my seal and signature this 13th day of July, 1998.

Keith M. Brickey
KEITH M. BRICKEY, Mo. R.L.S. #2578



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 Property Description, have caused said tract to be surveyed and subdivided into Lots and Streets, and on this plat the lot numbers 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 and said subdivision shall be known as "RTR SUBDIVISION".

All taxes due and payable against said property have been paid in full.

In Testimony whereof, RTR Real Estate, Inc., a Missouri corporation, has caused these presents to be signed by its' president, and its' seal to be affixed this 23 day of July, 1998.

Joseph B. Twerhous
JOSEPH B. TWERHOUS, PRESIDENT
Leo F. Rackers
LEO F. RACKERS, VICE-PRESIDENT

STATE OF MISSOURI } ss
COUNTY OF COLE }

On this 23 day of July, 1998, 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. In Witness whereof, I have set my hand and affixed my seal this 23 day of July, 1998.

My Commission Expires: 12-30-99
Carole Cardwell
Carole Cardwell, Notary Public, Cole Co.

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. 12-796

Approved this 19th day of AUGUST, 1998.

Duane Schreimann
Duane Schreimann, Mayor
Phyllis Powell
Phyllis Powell, City Clerk
Martin A. Brose
Martin A. Brose, P.E.
Director of Public Works
Keith A. DeVault
Keith A. DeVault, Director
Planning and Code Enforcement

STATE OF MISSOURI } ss
COUNTY OF COLE }

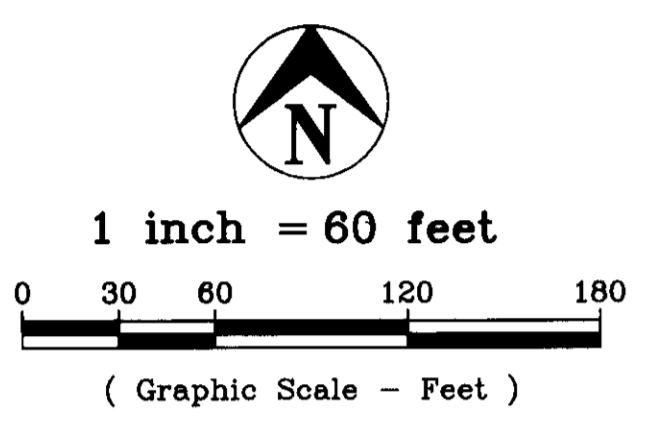
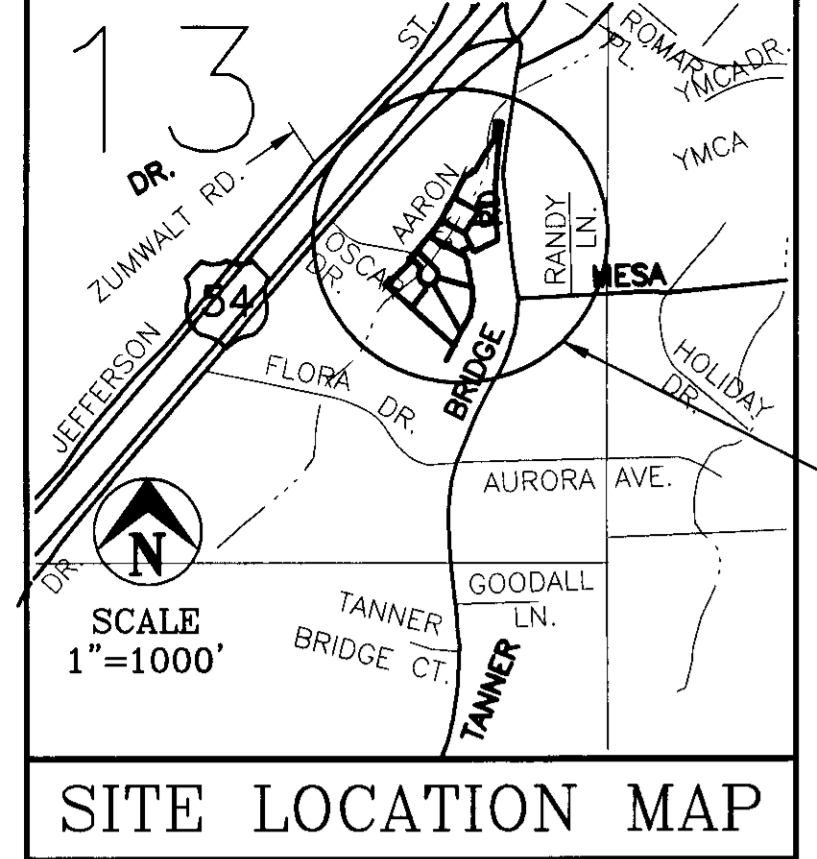
Document No. 12591
Filed for record 21 day of August, 1998.
at 10 O'clock and 27 Minutes A.M.,
recorded in Book 12, Page 62.
LARRY D. RADEMAN, Recorder

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

TITLE: RTR SUBDIVISION
EAST HALF, SE 1/4, SEC. 13, T44N, R12W

FOR: RTR REAL ESTATE, INC.

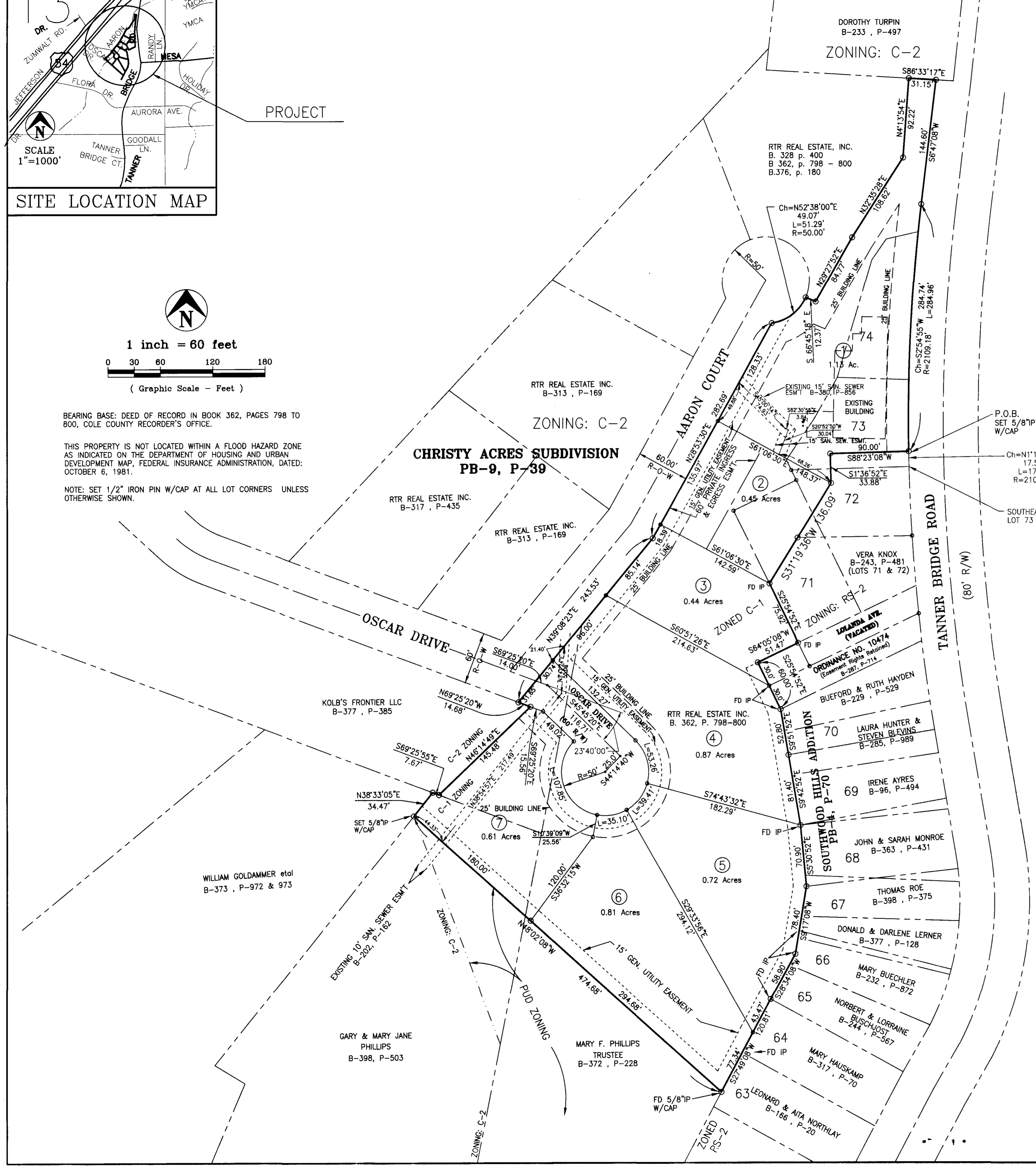
DATE: JUNE 5, 1998 DRN. BY: JHH SCALE: 1" = 60' BOOK: 674
REV. DATE: CKD. BY: KMB SHEET: 1 OF 1 JOB NO.: 76-142



BEARING BASE: DEED OF RECORD IN BOOK 362, PAGES 798 TO 800, COLE COUNTY RECORDER'S OFFICE.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MAP, FEDERAL INSURANCE ADMINISTRATION, DATED: OCTOBER 6, 1981.

NOTE: SET 1/2" IRON PIN W/CAP AT ALL LOT CORNERS UNLESS OTHERWISE SHOWN.



C:\AF\76-142\Plat-Keith.dwg Thu Jul 23 14:25:21 1998

SUBD. 419.00